

PROPOSED SHOPPING CENTER

OCEAN VIEW, BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE

GENERAL NOTES

1. THE PROPERTY SHOWN HEREON IS OWNED BY:
26 COASTAL COTTAGE LLC
35502 PARKER ROAD
FRANKFORD, DE 19945

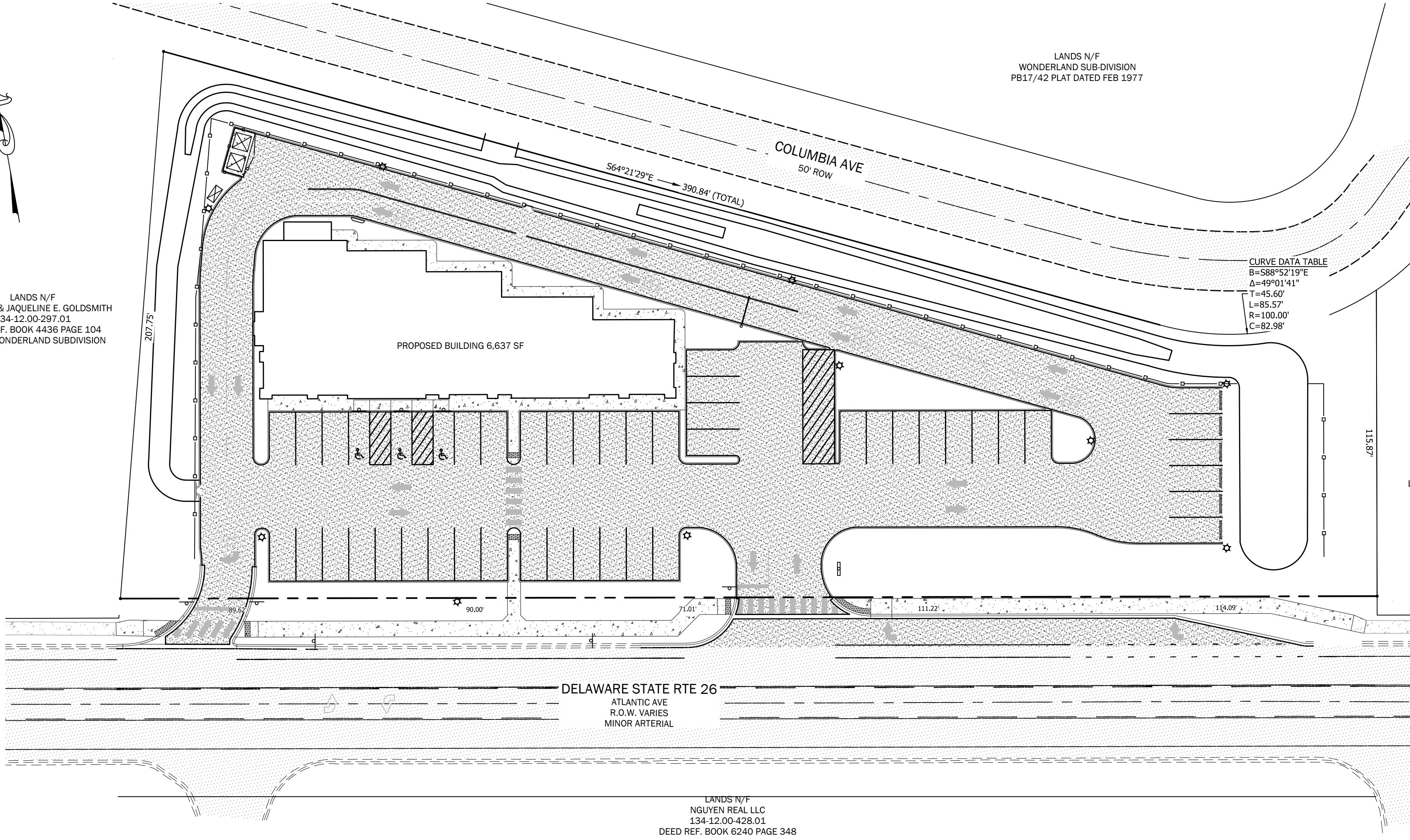
AND TO BE DEVELOPED BY:

NISTAZOS HOLDING LLC
C/O NICK NISTAZOS
9919 GOLF COURSE ROAD
OCEAN CITY, MD 21842
PHONE: 410-258-6993
EMAIL: nnistazos@aol.com
2. SITE ADDRESS/ACCESS ROAD: 65, 67 & 101 ATLANTIC AVENUE, OCEAN VIEW, DE 19970
3. SUSSEX COUNTY PROPERTY IDENTIFICATION NUMBER: 134-12.00-297.00, 134-12.00-2088.00, & 134-12.00-2089.00
4. DEED: 3421/36 & 3422/42
5. EXISTING LOTS: 5, PROPOSED LOTS: 1
6. ZONING: GB-1
7. THE TOTAL AREA OF PARCEL IS 1.65± AC.
8. A SPECIAL EXCEPTION BY THE BOARD OF ADJUSTMENTS WAS GRANTED ON 04/16/2026 TO ALLOW FOR A FAST FOOD RESTAURANT WITH DRIVE THROUGH, APPLICATION NUMBER V-647
9. THIS SITE WAS GRANTED A VARIANCE BY THE BOARD OF ADJUSTMENTS ON 04/16/2026 TO EXCEED THE 50% MAXIMUM ALLOWABLE LOT COVERAGE TO CONSTRUCT UP TO 60.9% APPLICATION NUMBER V-648
10. THIS SITE WAS GRANTED A VARIANCE BY THE BOARD OF ADJUSTMENTS ON 04/16/2026 TO PROVIDE A 6 FOOT WIDE SCREENING AREA ALONG ROUTE 26 IN LIEU OF THE REQUIRED 15 FOOT WIDE AREA, APPLICATION NUMBER V-648
11. THIS PROPERTY IS SHOWN ON F.I.R.M. COMMUNITY PANEL #10005C0166K (PANEL 166 OF 660) DATED MARCH 16, 2015, LOCATED IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
12. NO TRAFFIC STUDY REQUIRED.
13. ALL CONSTRUCTION SHALL CONFORM TO THE TOWN OF OCEAN VIEW CODE IN EFFECT AT THE TIME OF CONSTRUCTION.
14. THE STORM WATER MANAGEMENT SYSTEM SHALL MEET OR EXCEED THE REQUIREMENTS OF THE STATE AND COUNTY. BEST MANAGEMENT PRACTICES SHALL BE USED IN THE MAINTENANCE OF THE SYSTEM. SITE TO OUTFALL IN NORTHEAST CORNER OF PROPERTY.
15. THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL BY THE TOWN OF OCEAN VIEW.
16. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
17. ALL FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
18. SIGN DETAIL & PLAN TO BE SUBMITTED BY SIGN COMPANY SEPARATELY.
19. IN THE EVENT THAT AN ERROR, OVERSIGHT, OR OMISSION BY PARKER & ASSOCIATES IS DISCOVERED OR SHOULD HAVE REASONABLY BEEN DISCOVERED DURING THE COURSE OF CONSTRUCTION; CLIENTS OR CONTRACTORS SHALL PROVIDE PARKER AND ASSOCIATES AN IMMEDIATE NOTICE IN ORDER TO PROVIDE THE OPPORTUNITY TO IMPLEMENT AN ACCEPTABLE SOLUTION TO REMEDY OR MINIMIZE THE IMPACTS OF THE DISCOVERED ISSUE. IF IMMEDIATE NOTICE IS NOT PROVIDED BY CLIENT OR CONTRACTOR TO PARKER & ASSOCIATES, THE CLIENT OR CONTRACTOR SHALL RELIEVE PARKER & ASSOCIATES OF ANY LIABILITY THAT MAY ARISE FROM SAID ERROR, OVERSIGHT, OR OMISSION.
20. ALL PROPOSED GRADING AND CONSTRUCTION SHOWN ON THESE PLANS SHALL TIE INTO EXISTING GRADES WITHIN THE LIMIT OF DISTURBANCE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT TIE IN GRADES, ELEVATIONS AND SLOPES MATCH EXISTING CONDITIONS AND ARE ACCEPTABLE. IF CONDITIONS DIFFER THAN THOSE SHOWN ON THE PLANS, CONTRACTOR SHALL NOTIFY ENGINEER IMMEDIATELY.
21. THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED BETWEEN THE DRAWINGS AND EXISTING CONDITIONS. ERRORS OR OMISSIONS IN DRAWINGS OR LAYOUT SHALL BE TREATED AS A DISCREPANCY. ALL DISCREPANCIES SHALL BE RESOLVED PRIOR TO CONTINUATION OF WORK.
22. THIS SITE IS SHOWN AS A SINGLE PARCEL. A PLAT WILL BE COMPLETED AND RECORDED ELIMINATING THE EXISTING INTERIOR PROPERTY LINES PRIOR TO FINAL SITE PLAN APPROVAL.

GENERAL CONSTRUCTION NOTES

1. CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT (1-800-282-8555) AT LEAST (3) WORKING DAYS PRIOR TO EXCAVATION, TO HAVE EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED.
2. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL APPRISE AND COORDINATE DURING ALL PHASES OF CONSTRUCTION:
A. TOWN OF OCEAN VIEW DEPARTMENT OF PUBLIC WORKS 302-539-9797
3. CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL RIGHT-OF-WAY LINES AND PROPERTY LINES TO HIS OWN SATISFACTION. ALL PROPOSED UTILITIES ARE TO BE CONSTRUCTED WITHIN THE ROADWAY OR EASEMENT RIGHT-OF-WAY. ANY DISTURBED AREAS BEYOND THE EASEMENT LINES SHALL BE RESTORED IMMEDIATELY TO THEIR ORIGINAL CONDITION.
4. EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. NO GUARANTEE IS MADE OR IMPLIED REGARDING THE ACCURACY THEREOF. CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF DEPTH, SIZE AND MATERIAL OF ALL UNDERGROUND UTILITIES TO HIS OWN SATISFACTION BEFORE BEGINNING ANY EXCAVATION OR UTILITY INSTALLATION. THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. THE GIVING OF THE INFORMATION ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO SUPPORT AND PROTECT ALL SHOWN OR NOT SHOWN EXISTING UTILITIES AND APPURTENANCES. SHOULD ANY EXISTING UTILITIES BE DAMAGED BY THE CONTRACTOR, THE CONTRACTOR SHALL REPAIR THE DAMAGE CAUSED TO THE UTILITY OWNERS SATISFACTION, AT THE CONTRACTOR'S EXPENSE.
5. DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THEREOF APPURTENANT.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC IN ALL WORK AREAS.
7. USE ONLY SUITABLE AND APPROVED GRANULAR MATERIAL FOR BACK FILLING TRENCHES.
8. CONTRACTOR SHALL ADJUST TO FINISH GRADE AS NECESSARY ANY VALVE BOXES, MANHOLES, CATCH BASINS ETC., PRIOR TO PLACING PAVING.
9. CONTRACTOR SHALL PROVIDE STAKEOUT NECESSARY FOR THE INSTALLATION OF UTILITIES, STORM DRAINS, PAVING AND ALL OTHER SITE WORK INCLUDED IN THESE PLANS. ALL STAKEOUT WORK IS TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF DELAWARE.
10. WHEN THE INSTALLATION OF PIPELINE APPROACHES EXISTING UNDERGROUND UTILITIES OR OTHER STRUCTURE SHOWN MAY BE IN CONFLICT WITH THE SET GRADE OF THE PIPING, THE CONTRACTOR SHALL LOCATE, TO A POSITIVE DEGREE BY TEST PITS OR OTHER MEANS, SAID UTILITY OR STRUCTURE WELL ENOUGH IN ADVANCE TO ALLOW FOR CHANGES IN LINE OR GRADE AND SO THAT THE PIPING WILL CLEAR THE UTILITY OR STRUCTURE. CHANGES IN LINE OR GRADE OF THE PIPING AFTER BEING PLACED WHICH ARE CAUSED BY THE CONTRACTOR'S FAILURE TO LOCATE THE UNDERGROUND UTILITY OR STRUCTURE WELL ENOUGH IN ADVANCE WILL BE AT THE SOLE EXPENSE OF THE CONTRACTOR.
11. 1'-0" CLEARANCE BETWEEN OUTSIDE OF PIPE AND ADJACENT STRUCTURES SHALL BE MAINTAINED AT ALL CROSSINGS (UNLESS OTHERWISE NOTED).
12. FITTINGS SHOWN ON THE PLANS ILLUSTRATE ANTICIPATED ANGLE OF DEFLECTION. THIS INFORMATION IS SHOWN FOR GENERAL INFORMATION AND IS NOT GUARANTEED. ACTUAL ANGLE MAY VARY DUE TO FIELD CONDITIONS. USE OF ADDITIONAL FITTINGS SHALL BE AUTHORIZED BY THE ENGINEER.
13. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS UNLESS WRITTEN APPROVAL HAS BEEN PROVIDED BY THE ENGINEER.
14. MATERIAL OF CONSTRUCTION FOR SEWER FORCE MAINS SHALL BE AS NOTED ON THE DRAWINGS.
15. ALL PROPOSED TOWN WATER AND SEWER WORK WITHIN THE RIGHT OF WAY OR DEDICATED UTILITY EASEMENT MUST BE SUCCESSFULLY TESTED, PRIOR TO FINAL ACCEPTANCE BY THE TOWN OF DELMAR.
16. ALL PROPERTIES TO REMAIN ACCESSIBLE DURING CONSTRUCTION. ANY EXISTING CULVERT REMOVED OR DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE SIZE AND MATERIAL.
17. ALL DITCHES, DISTURBED AREA TO BE REPLACED TO ORIGINAL GRADE AND STABILIZED PER DNREC AND SUSSEX CONSERVATION DISTRICT STANDARDS.
18. PIPELINE DETECTION TAPE SHALL BE COLOR CODED, APPROPRIATELY LABELED, AND INSTALLED CONTINUOUSLY ALONG ALL PROPOSED WATER MAINS & SERVICES, SEWER MAINS, & SEWER LATERALS, AND FORCE MAINS. DETECTABLE TAPE 12" BELOW FINISHED GRADE.
19. CONDUCTIVE TRACER WIRE SHALL BE INSTALLED WITH ALL NON-METALLIC WATER PIPE AND SERVICES; AND ALONG ALL SEWER LATERALS AND SEWER FORCEMAIN. WIRE SHALL BE SECURED TO THE PIPE AT MINIMUM 10 FOOT INTERVALS AND SHALL BE SECURELY BONDED TOGETHER AT ALL WIRE JOINTS WITH APPROVED WATERTIGHT CONNECTORS. TRACER WIRE SHALL BE ACCESSIBLE AT ALL VALVE BOXES, METER PITS, CLEANOUTS, AND AIR RELEASE VALVES.
20. ALL MATERIALS AND CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE TOWN OF OCEAN VIEW AND ALL APPLICABLE AGENCIES HAVING JURISDICTION OVER THE PROPOSED IMPROVEMENTS.
21. SHOP DRAWINGS FOR ANY ITEMS WHICH WILL EVENTUALLY BE TAKEN OVER BY THE TOWN SHALL BE SUBMITTED TO THE TOWN ENGINEER FOR REVIEW AND APPROVAL PRIOR TO THE INSTALLATION OF THE ITEMS.
22. ALL SANITARY SEWER MAINS AND FORCE MAINS SHALL HAVE A MINIMUM COVER OF 42 INCHES AND ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 42 INCHES AS MEASURED FROM THE TOP OF PIPE TO PROPOSED GRADE. SEWER LATERALS SHALL HAVE A MINIMUM DIAMETER OF SIX (6) INCHES AND HAVE A MINIMUM COVER OF 36 INCHES.
23. THERE SHALL BE A MINIMUM HORIZONTAL SEPARATION BETWEEN FORCE MAINS AND WATER MAINS OF 10 FEET AS MEASURED FROM EDGE OF PIPE TO EDGE OF PIPE. THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN FORCE MAINS AND WATER MAINS AT CROSSINGS. THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 12 INCHES BETWEEN FORCE MAINS AND ANY STORM DRAIN PIPE. IF 12 INCHES CANNOT BE MAINTAINED, A MINIMUM OF SIX (6) INCHES IS REQUIRED AND PROVISIONS SHALL BE MADE ACCEPTABLE TO THE TOWN OF DELMAR FOR PROPERLY ENCASED THE PIPE IN CONCRETE. CROSSINGS SHALL BE ARRANGED SO THAT THE JOINTS IN THE WATER MAIN WILL BE AS FAR AS POSSIBLE FROM THE SEWER JOINTS.
24. ALL ROADWAYS ARE TO BE SWEPT FREE OF SEDIMENT ON A DAILY BASIS.
25. THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL, REGULATORY, WARNING AND INFORMATIONAL SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE. THE COST SHALL BE INCLUDED IN THE COST OF ITEMS BID.
26. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE OWNER.
27. CONTRACTOR SHALL GRADE, TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS OF CONSTRUCTION, INCLUDING PIPE INSTALLATION OR DITCH CONSTRUCTION. EROSION CONTROL MATTING SHALL BE PROVIDED ON ALL SLOPES GREATER THAN 3:1.
28. THE APPLICANT IS RESPONSIBLE TO ENSURE THAT ALL TOWN AND/OR AGENCY CONSTRUCTION PERMIT APPLICATIONS HAVE BEEN COMPLETED, SUBMITTED, AND ALL APPLICABLE FEES HAVE BEEN PAID PRIOR TO COMMENCING CONSTRUCTION. THE TOWN SHALL NOT BE HELD RESPONSIBLE FOR AN ANTICIPATE CONSTRUCTION START DATE THAT IS NOT MET DUE TO THE APPLICANT OR HIS/HER CONTRACTOR NOT HAVING MET THE CONSTRUCTION PERMITTING REQUIREMENTS.
29. PRIOR TO THE RELEASE OF THE LETTER OF CREDIT, THE DEVELOPER SHALL SUBMIT RECORD (AS-BUILT) DRAWINGS WITH AS-BUILT INFORMATION INCLUDING SURVEYED AS-BUILT ELEVATIONS OF THE FORCE MAIN INVERT AT 50 FOOT INTERVALS, AIR RELEASE VALVE RIMS AND PIPE INVERTS, AND THE LOCATIONS OF BENDS. FOLLOWING APPROVAL OF THE DRAWINGS BY THE TOWN, THE DEVELOPER SHALL SUBMIT ONE COPY OF RECORD DRAWINGS IN AUTOCAD TO THE TOWN. DIGITAL DRAWINGS SHALL BE ON DELAWARE STATE PLANE HORIZONTAL CONTROL AND NGVD86 VERTICAL CONTROL.

LANDS N/F
PHILLIP D. & AQUELINE E. GOLDSMITH
134-12.00-297.01
DEED REF. BOOK 4436 PAGE 104
LOT 36 WONDERLAND SUBDIVISION



LEGEND

- EXISTING UTILITY POLE
- PROPOSED LIGHT
- PROPOSED TRAFFIC SIGN
- EXISTING CATCH BASIN
- EXISTING STORM DRAIN INLET
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN MANHOLE
- EXISTING HYDRANT
- EXISTING WATER VALVE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- EXISTING SEWER MANHOLE
- EXISTING SEWER CLEAN OUT
- PROPOSED SEWER MANHOLE
- PROPOSED SEWER CLEAN OUT
- PROPERTY LINE
- ADJOINED PROPERTY LINE
- UTILITY EASEMENT
- BUILDING SETBACK
- CENTER LINE OF DITCH
- EXISTING WATER MAIN
- EXISTING SEWER LINE
- EXISTING STORM DRAIN PIPE
- PROPOSED WATER MAIN
- PROPOSED SEWER LINE
- PROPOSED STORM DRAIN PIPE
- EXISTING CURB
- PROPOSED CURB
- EXISTING PAVING
- PROPOSED PAVING
- PROPOSED SIDEWALK

PARKING SUMMARY

TOWN OF OCEAN VIEW ZONING CODE: 140-59
AMENDED 10/14/2025 ORDINANCE #409

REQUIRED FAST FOOD RESTAURANT W/ DRIVE THRU:
750 SF / 75 = 10 SPACES REQUIRED
6 EMPLOYEES MAX = 6 SPACES

PROPOSED SIT-DOWN RESTAURANT UNIT #3:
550 SF / 50 = 11 SPACES REQUIRED
4 EMPLOYEES MAX = 4 SPACES REQUIRED

PROPOSED RETAIL:
3,526 SF / 250 = 15 SPACES REQUIRED

TOTAL REQUIRED: 46 SPACES

TOTAL PROVIDED: 49 PARKING SPACES INCLUDING 3 HANDICAP SPACES

MINIMUM ZONING REQUIREMENTS

ZONE: (GENERAL BUSINESS-1) = GB-1
MINIMUM LOT AREA = 14,000 SF
MINIMUM LOT WIDTH = 100 FT

MINIMUM SETBACKS:

FRONT: = 30 FT
SIDE = 15 FT
REAR: = 30 FT
BUILDING HEIGHT: = 35 FT MAX

SITE DATA

TAX MAP: 134-12.00-297.00 LOT 37: 16,544± SQ.FT.
LOT 38: 16,276± SQ.FT.
LOT 39: 13,937± SQ.FT.
TAX MAP: 134-12.00-2088.00 LOT 40: 12,137± SQ.FT.
TAX MAP: 134-12.00-2089.00 LOT 41: 12,599± SQ.FT.
TOTAL AREA OF EXISTING LOTS = 71,493± SQ.FT.

LAND USE:
EXISTING LAND USE:
PARCEL 297.00: RETAIL BUILDING
PARCEL 2088.00: ROADSIDE FARM MARKET
PARCEL 2089.00: RESTAURANT/FAST FOOD
PROPOSED LAND USE:
PARCELS TO BE CONSOLIDATED FOR A RESTAURANT/FAST FOOD AND RETAIL USE BUILDING

AREA INFORMATION:
PR. SITE AREA (AFTER R.O.W DEDICATION): 68,561± SF
LOD AREA: 75,421± SF
EXISTING IMPERVIOUS: 45,798± SF (64.1%)
PROPOSED IMPERVIOUS: 14,087± SF (59.9%)

BUILDING SETBACK LINE (BSL) AREA/COVERAGE:
AREA WITHIN BSL: 39,860± SF
PROPOSED COVERAGE WITHIN BSL: 37,153± SF (93.2%)

FRONTAGE SCREENING:
REQUIRED SCREENING: 15 FEET
EXISTING SCREENING: 6.36 FEET (WEST OF ENTRANCE)
15 FEET (EAST OF ENTRANCE)

BUILDING HEIGHT:
MAXIMUM BUILDING HEIGHT: 35 FEET
PROPOSED BUILDING HEIGHT: 23 FEET

THE EXISTING 20' UTILITY EASEMENT PER DEED REFERENCE:
3431/134 REFERENCES THIS EASEMENT TO THE TOWN OF OCEAN VIEW. PER DISCUSSIONS WITH TOWN OF OCEAN VIEW OFFICIALS, THIS EASEMENT HAS BEEN CONVEYED TO TIDEWATER UTILITIES.

PURPOSE STATEMENT

DEMOLISH EXISTING STRUCTURES AND CONSTRUCT SHOPPING CENTER WITH PAVED ENTRANCES, PARKING AND DRIVE THROUGH AND STORMWATER MANAGEMENT.

ESTIMATED WATER AND SEWAGE USAGE

COMMERCIAL RETAIL: 1 EDU PER 3,000 SF
PROPOSED RETAIL 6,256 SF = 3 EDU's
RESTAURANT: 1 EDU PER 50 SEATS
PROPOSED RESTAURANT <50 SEATS = 1 EDU

TOTAL REQUIRED = 4 EDU's

SUSSEX CONSERVATION DISTRICT GENERAL NOTES

1. THE DNREC SEDIMENT AND STORMWATER PROGRAM (OR DELEGATED AGENCY) SHALL BE NOTIFIED IN WRITING 5 DAYS PRIOR TO COMMENCING WITH CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
2. REVIEW AND/OR APPROVAL OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.
3. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY DNREC OR THE DELEGATED AGENCY.
4. FOLLOWING SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED FOR ALL PERIMETER SEDIMENT CONTROLS, SOIL STOCKPILES, AND ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE WITHIN 14 CALENDAR DAYS UNLESS MORE RESTRICTIVE FEDERAL REQUIREMENTS APPLY.
5. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL COMPLY WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
6. AT ANY TIME A DEWATERING OPERATION IS USED, IT SHALL BE PREVIOUSLY APPROVED BY THE AGENCY CONSTRUCTION SITE REVIEWER FOR A NON-EROSIVE POINT OF DISCHARGE, AND A DEWATERING PERMIT SHOULD BE APPROVED BY THE DNREC WELL PERMITTING BRANCH.
7. APPROVAL OF A SEDIMENT AND STORMWATER MANAGEMENT PLAN DOES NOT GRANT OR IMPLY A RIGHT TO DISCHARGE STORMWATER RUNOFF. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ANY AND ALL AGREEMENTS, EASEMENTS, ETC., NECESSARY TO COMPLY WITH STATE DRAINAGE AND OTHER APPLICABLE LAWS.
8. THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LAIDEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHALL BE CHECKED DAILY AND ADJUSTED OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENT FROM LEAVING THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR ALTER MEASURES IN TIMES OF ADVERSE WEATHER CONDITION, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
9. BEST AVAILABLE TECHNOLOGY (BAT) SHALL BE EMPLOYED TO MANAGE TURBID DISCHARGES IN ACCORDANCE WITH REQUIREMENTS OF 7, DEL. C. CH 60, REGULATIONS GOVERNING THE CONTROL FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES, AND DNREC POLICIES, PROCEDURES, AND GUIDANCE.

TOWN OF OCEAN VIEW APPROVAL BLOCK

DIRECTOR OF PLANNING AND ZONING _____ DATE _____
CAROL HOUCK TOWN MANAGER OF OCEAN VIEW, DE _____ DATE _____

OWNER'S CERTIFICATION

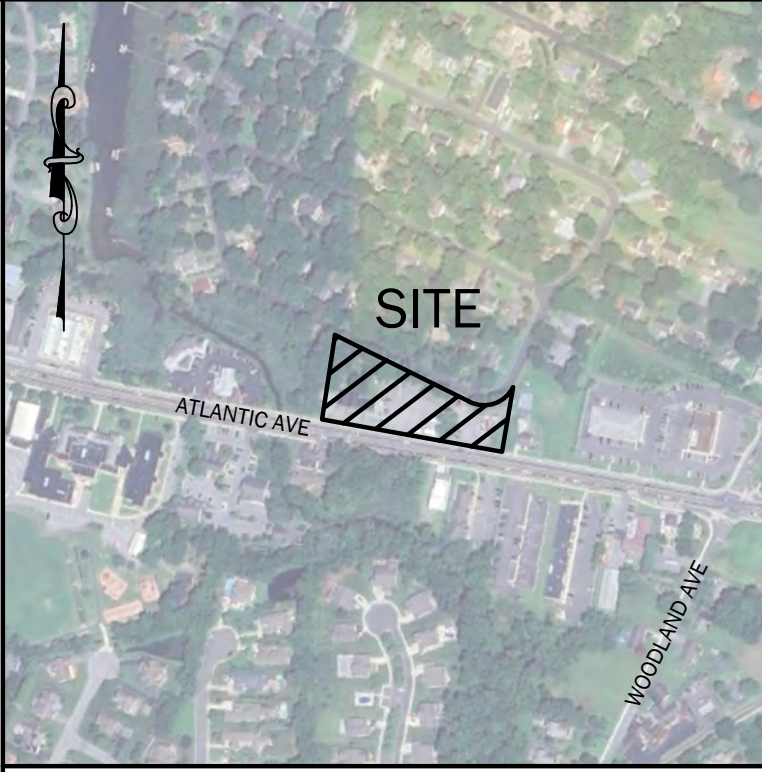
IT IS HEREBY CERTIFIED THAT I AM THE DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN DEVELOPED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

FRANCHISE MANAGEMENT SERVICES _____ DATE _____
C/O NICK NISTAZOS
9919 GOLF COURSE RD
OCEAN CITY, MD 21842
(410) 258-6993
EMAIL: nnistazos@aol.com

ENGINEER'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS AN ACCURATE AND COMPLETE STATEMENT OF THE FACTS AND APPLICABLE LAWS OF THE STATE OF DELAWARE.

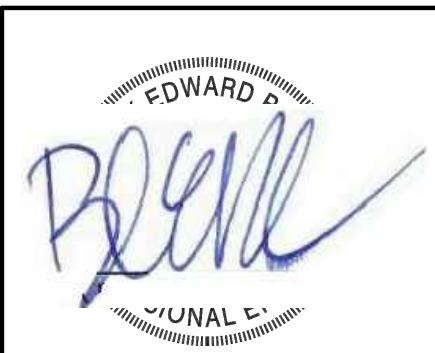
BROCK E. PARKER, P.E., R.L.S.
528 RIVERSIDE DRIVE
SALLSBURY, MD 21801
(410) 749-1023 fax: (410) 749-1012
EMAIL: brock@parkerandassociates.org _____ DATE _____



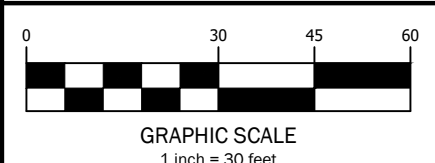
VICINITY MAP: 1" = 500'

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
CO-1	COVERSHEET
EX-1	EXISTING CONDITIONS & DEMOLITION PLAN
SP-1	SITE PLAN
GP-1	SITE DETAILS
SD-1	GRADING PLAN
SD-2	STORM DRAIN PROFILES & SCHEDULE
UT-1	UTILITY PLAN
UT-2	UTILITY PROFILES & DETAILS
LS-1	LANDSCAPE & LIGHTING PLAN
AR-1	ARCH. FLOOR PLAN



CO-1



REVISIONS	DATE	BY	REASON
1	08/07/2026	MM	RIPR

COVERSHEET

SHOPPING CENTER - OCEAN VIEW, DE

PROPERTY LOCATION: ATLANTIC AVE
FOR: NICK NISTAZOS
BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE

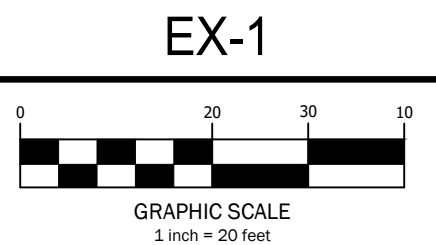
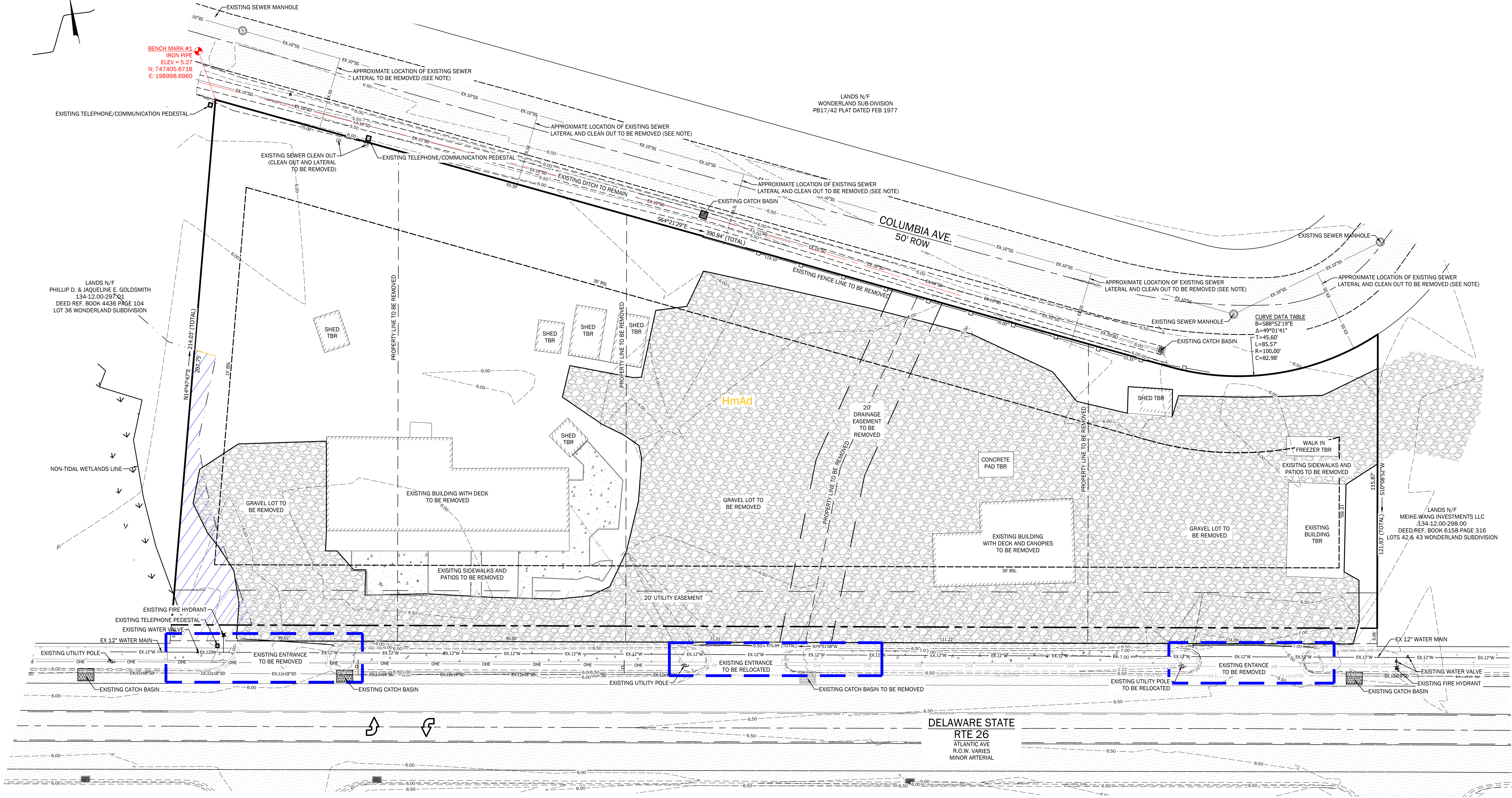
DATE: 08/03/2026
SCALE: 1" = 30'
SHEET: 134
PROJECT: S2595

SURVEYING
PARKER & ASSOCIATES
CIVIL ENGINEERING INC.
SITE PLANNING

Aug 14, 2026 3:45pm

SOILS	HSG	SITE COVERAGE
HmAd - HAMMONTON LOAMY SAND - 0 TO 2% SLOPES, NORTHERN TIDEWATER AREA	"B"	1.64± AC

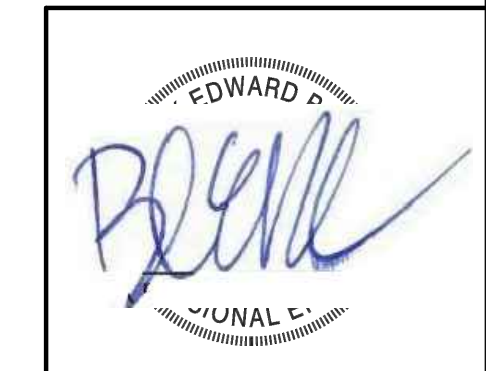
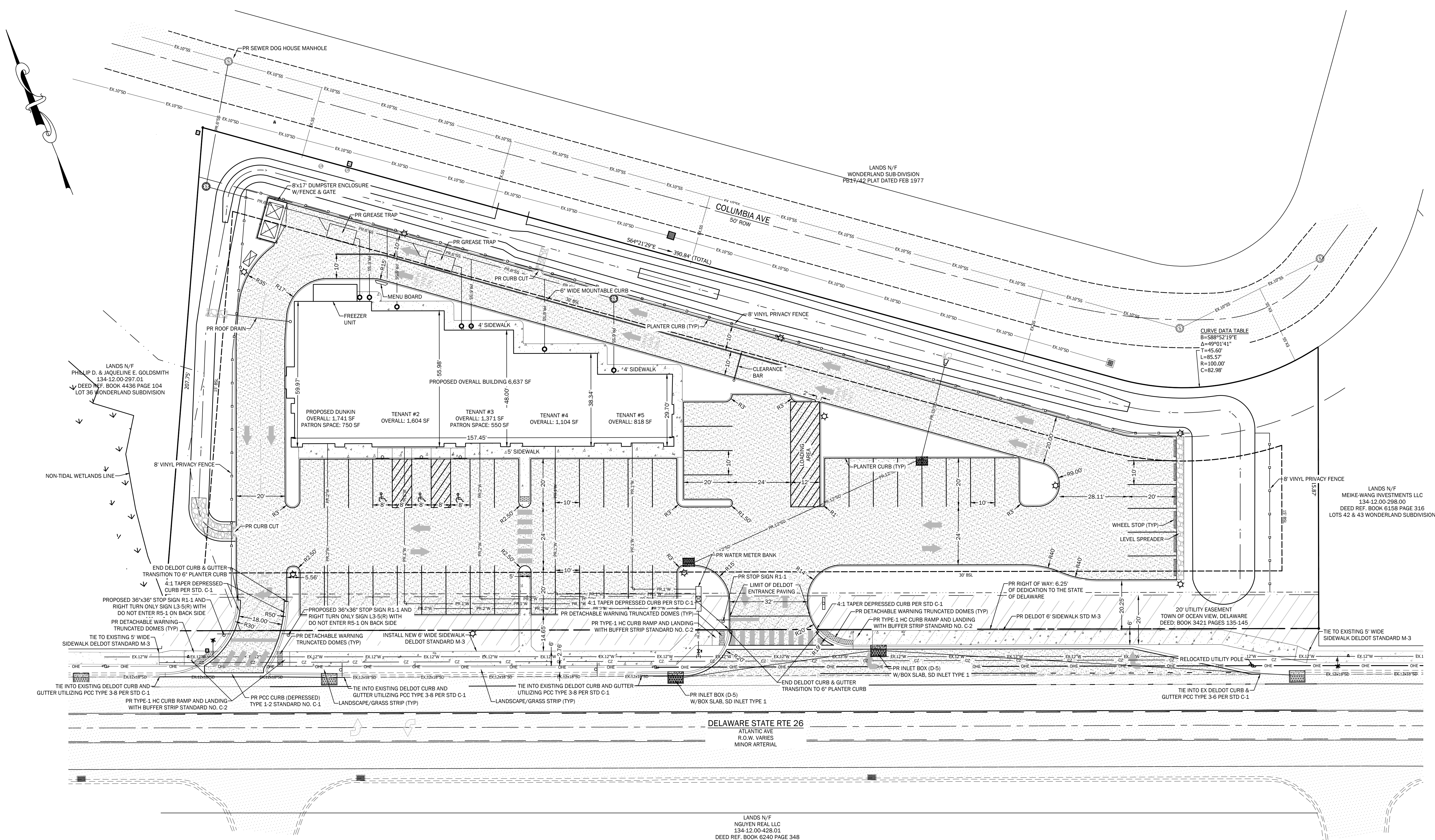
NOTE
A REVIEW BY THE SUSSEX COUNTY ENGINEERING DEPARTMENT DATED 08/25/2025 INDICATES THAT THERE ARE FIVE 6" SANITARY SEWER LATERALS WITH CLEAN OUTS ON THE PROPERTY ALONG COLUMBIA AVENUE. THE LOCATIONS OF SAID CLEAN OUTS COULD NOT BE FIELD VERIFIED. CONTRACTOR SHALL LOCATE CLEAN OUTS AND REMOVE/CAP PER SUSSEX COUNTY ENGINEERING DEPARTMENT STANDARDS.



REVISIONS	DATE	BY	REASON
1	08/07/2026	RJL	REVISED

EXISTING CONDITIONS & DEMOLITION PLAN SHOPPING CENTER - OCEAN VIEW, DE	PROPERTY LOCATION: ATLANTIC AVE FOR: NICK INSTAZOS BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE	DATE: 08/03/2026	SCALE: 1" = 20'	PROJECT: S2595
	LANDS N/F MEIKE WANG INVESTMENTS LLC A34-12.00-298.00 DEED, REF. BOOK 6158 PAGE 316 LOTS 42 & 43 WONDERLAND SUBDIVISION	DATE: 08/03/2026	SCALE: 1" = 20'	PROJECT: S2595
	LANDS N/F PHILLIP D. & JAQUELINE E. GOLDSMITH A34-12.00-297.00 DEED, REF. BOOK 4436 PAGE 104 LOT 36 WONDERLAND SUBDIVISION	DATE: 08/03/2026	SCALE: 1" = 20'	PROJECT: S2595
	LANDS N/F NGUYEN REAL LLC A34-12.00-428.01 DEED, REF. BOOK 6240 PAGE 348	DATE: 08/03/2026	SCALE: 1" = 20'	PROJECT: S2595





SP-1

GRAPHIC SCALE
1 inch = 20 feet

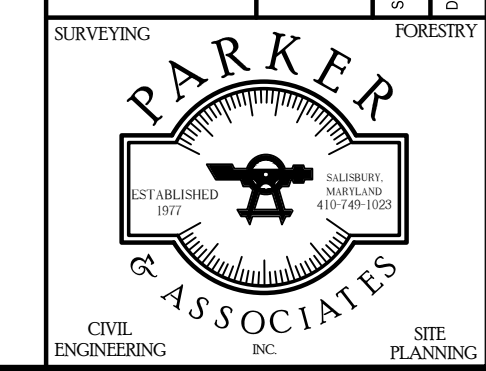
REVISIONS	DATE	BY	REVISION
1	08/07/2026	RJR	ISSUED FOR PERMIT

SITE PLAN
SHOPPING CENTER - OCEAN VIEW, DE

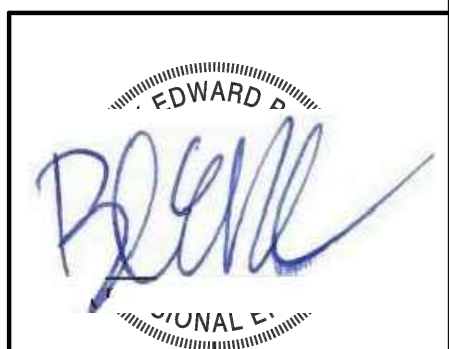
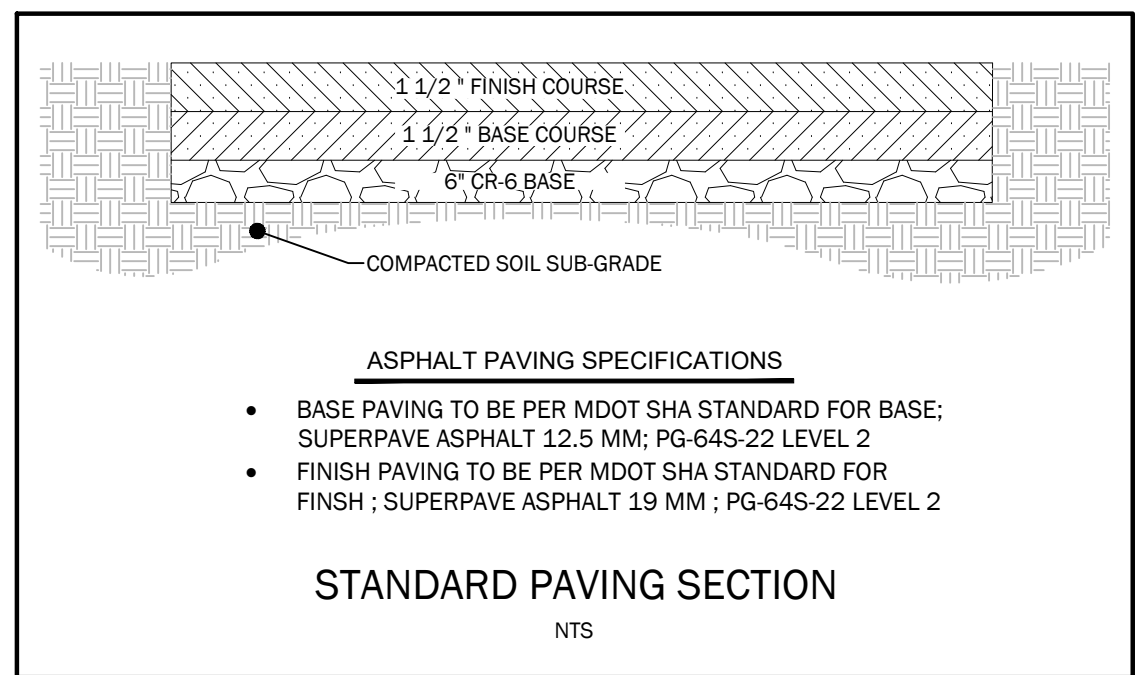
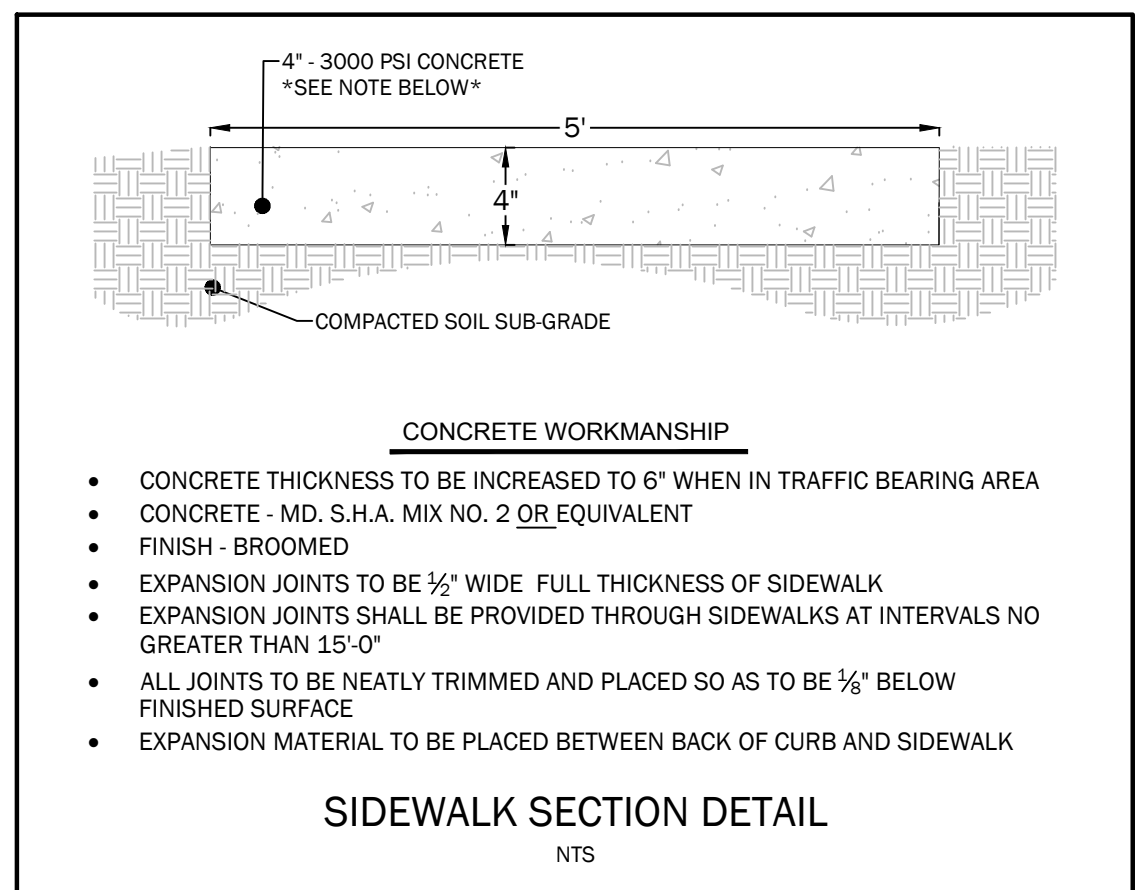
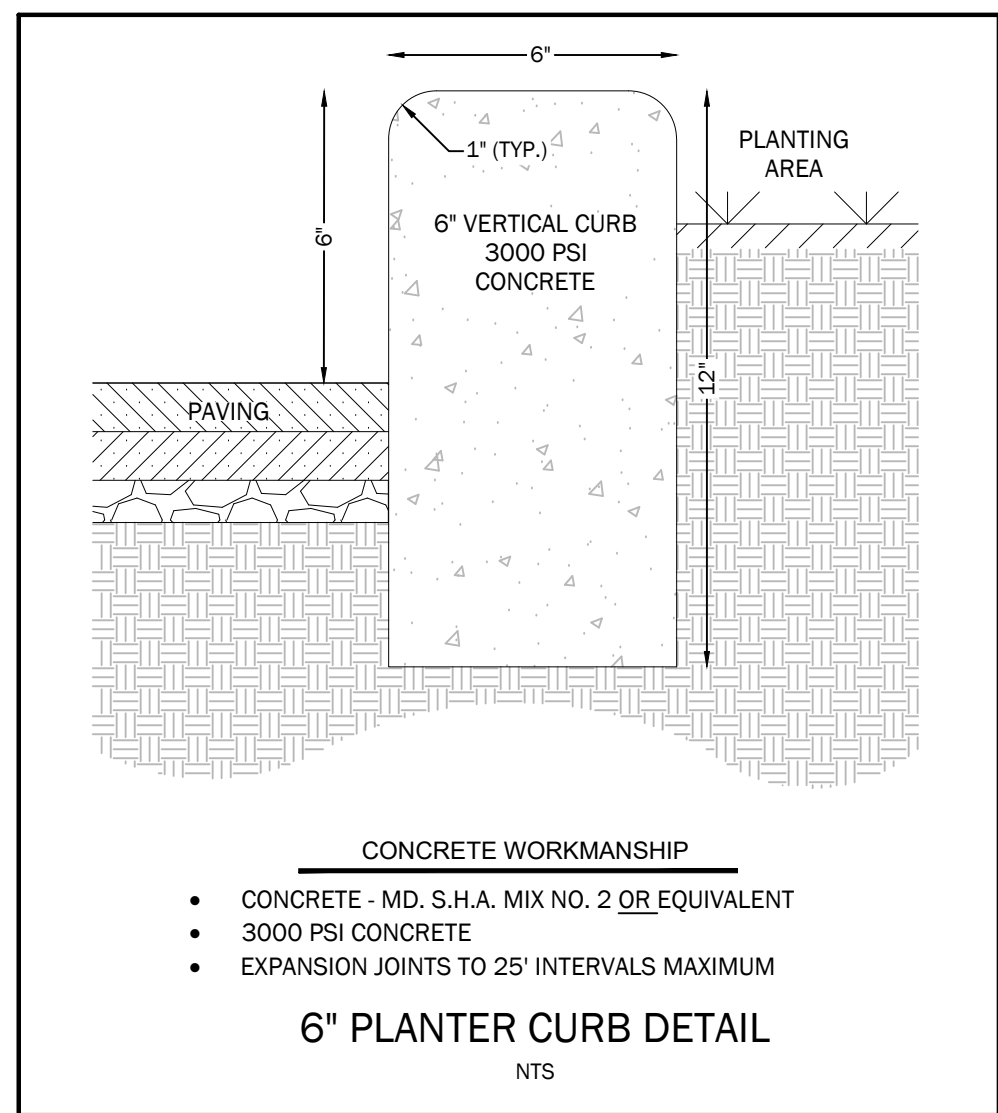
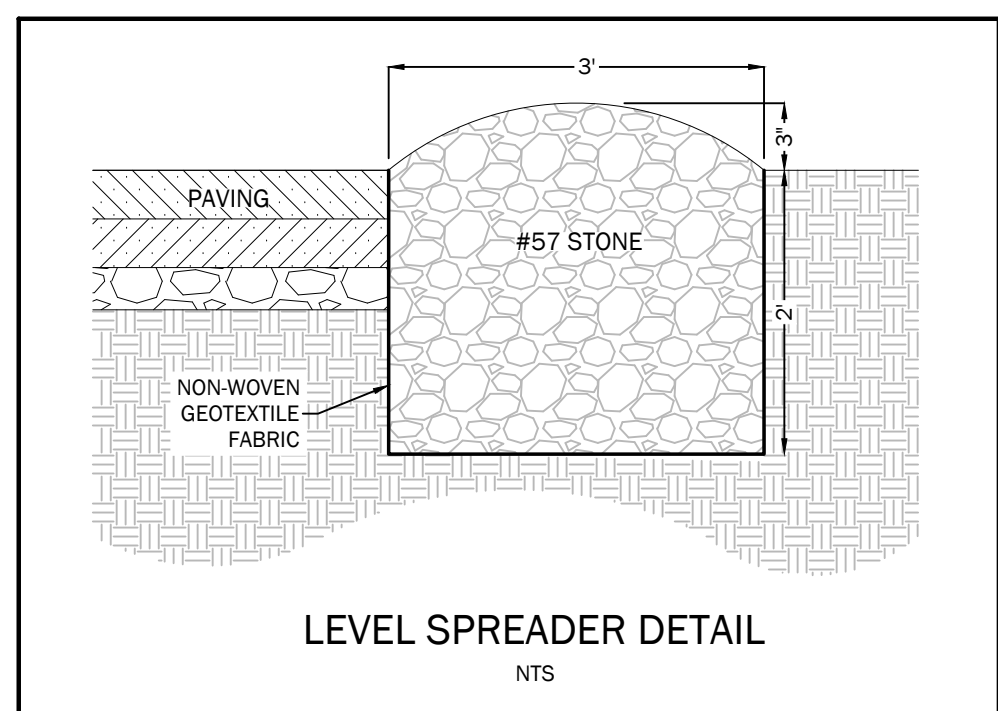
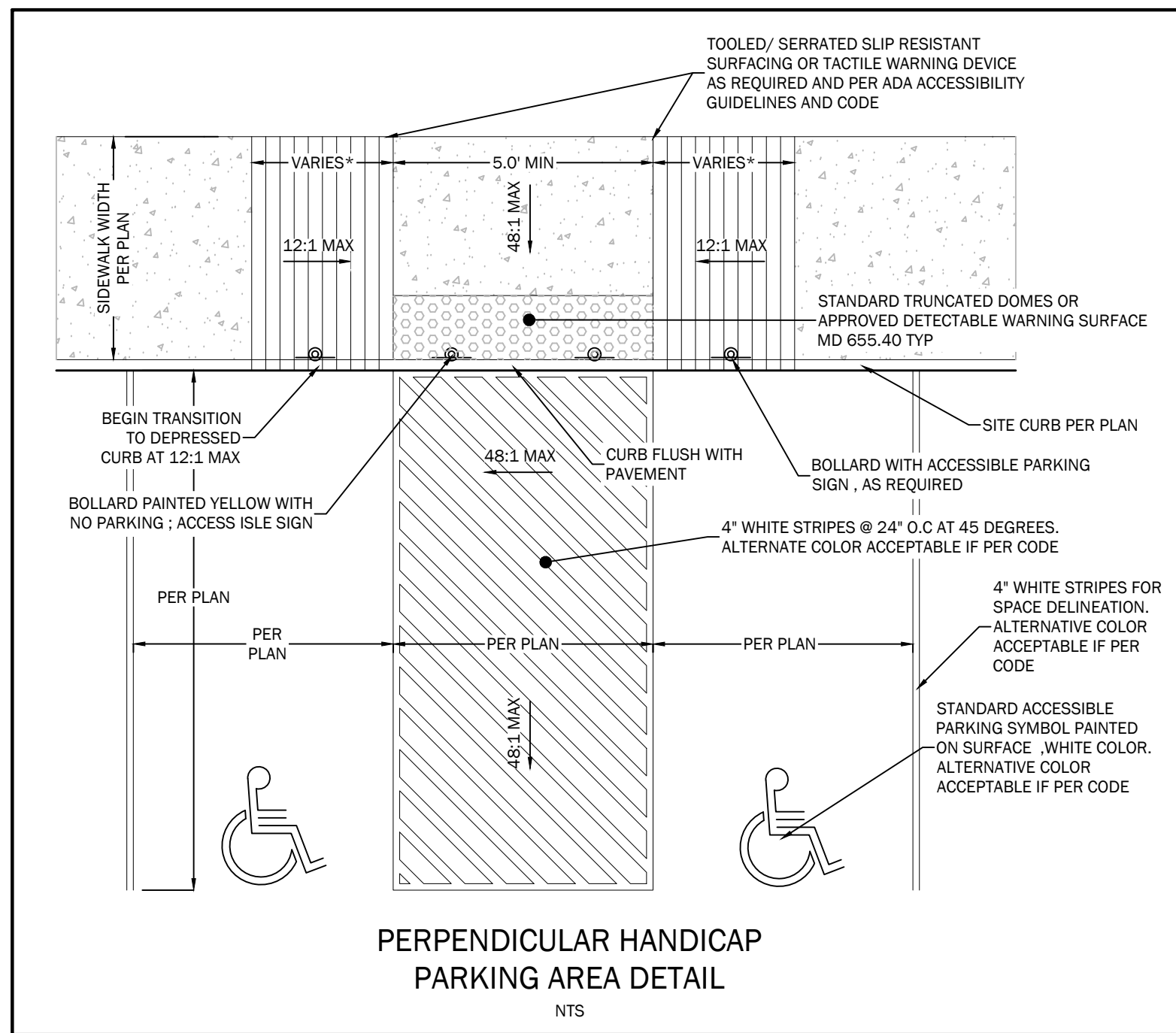
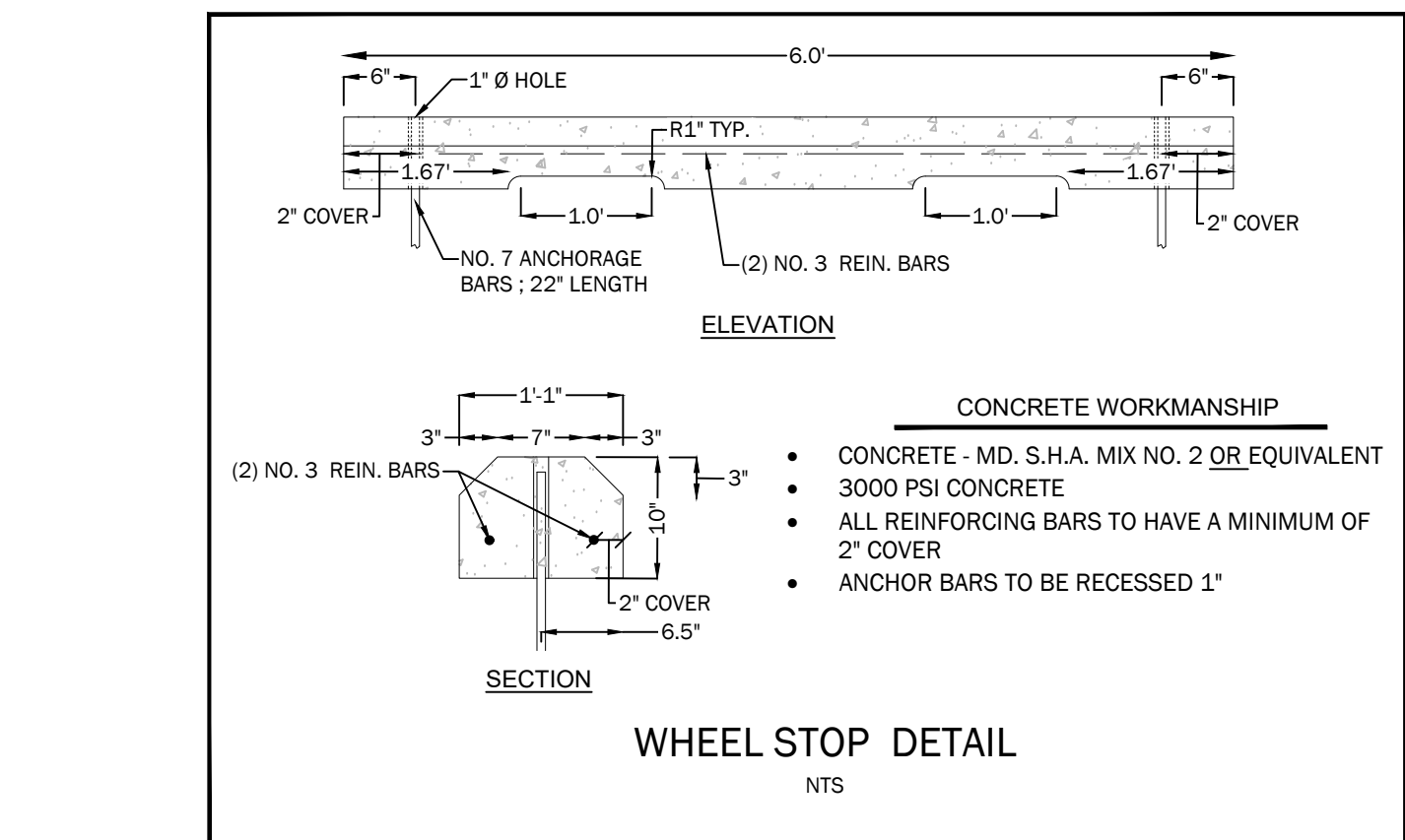
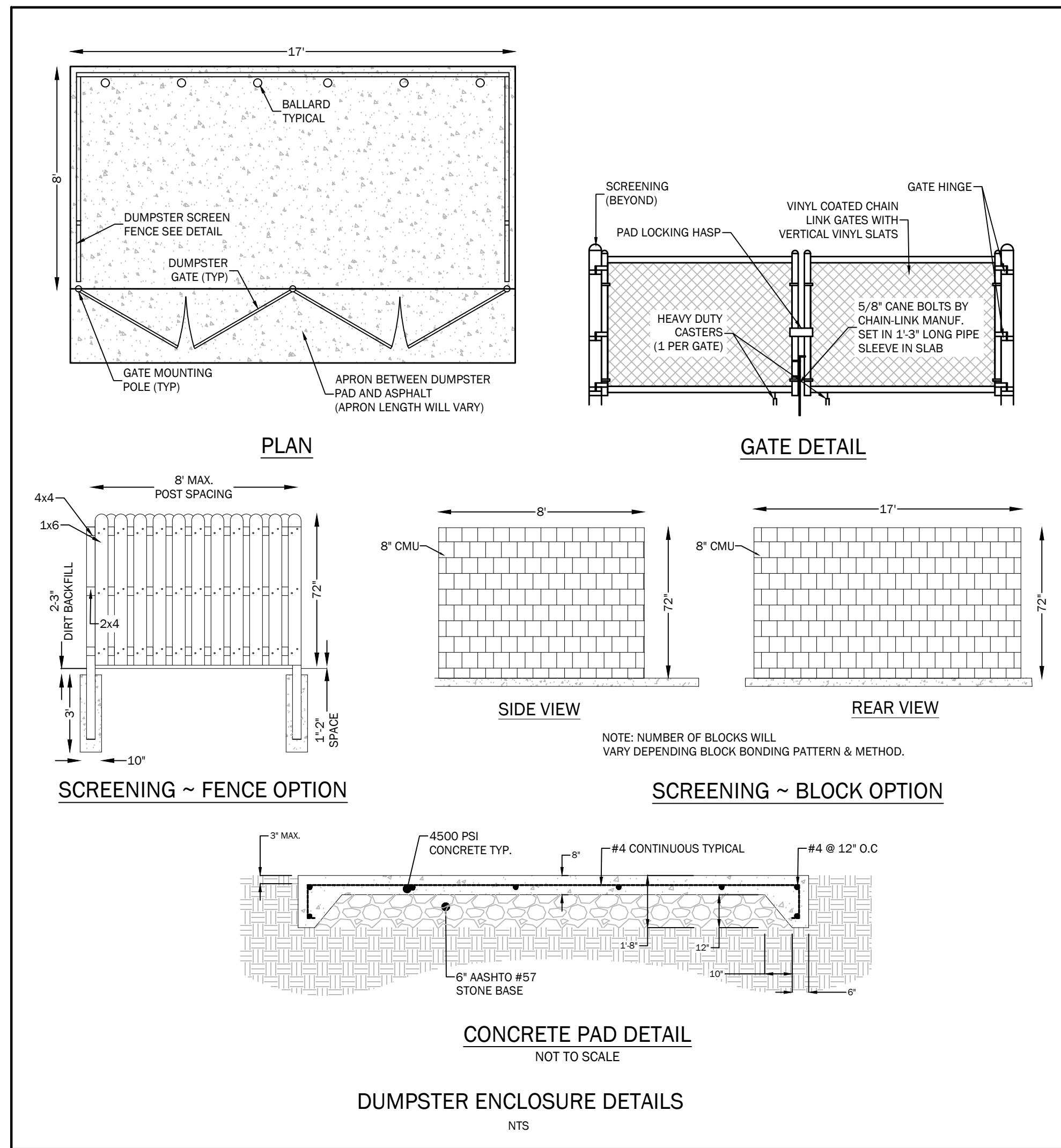
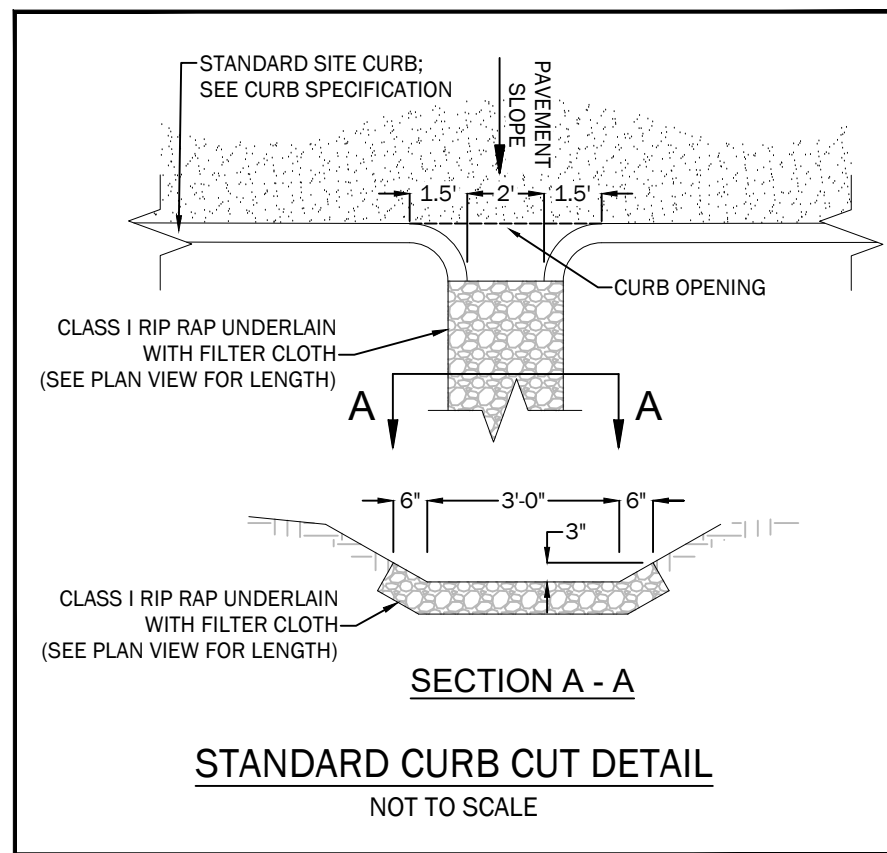
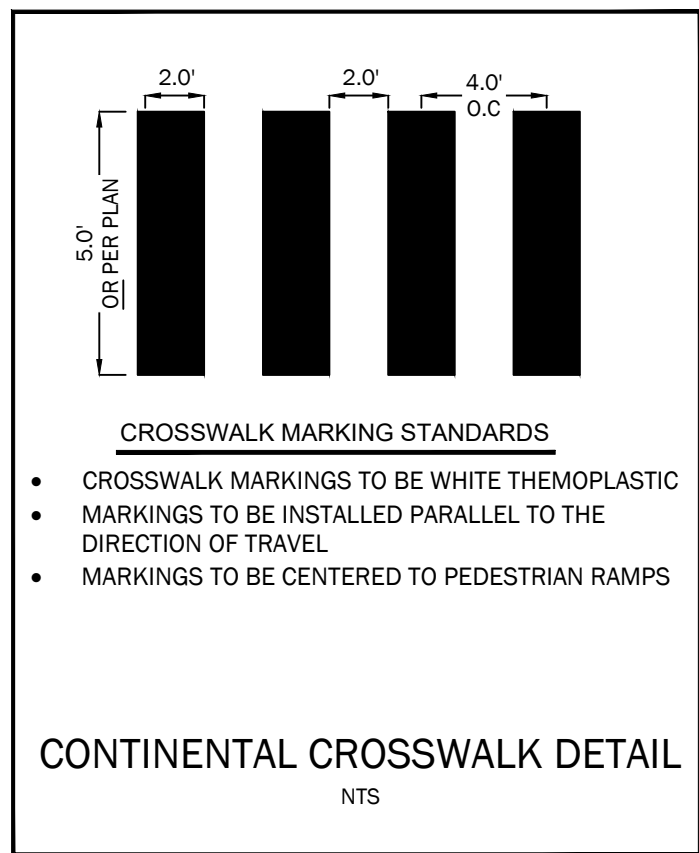
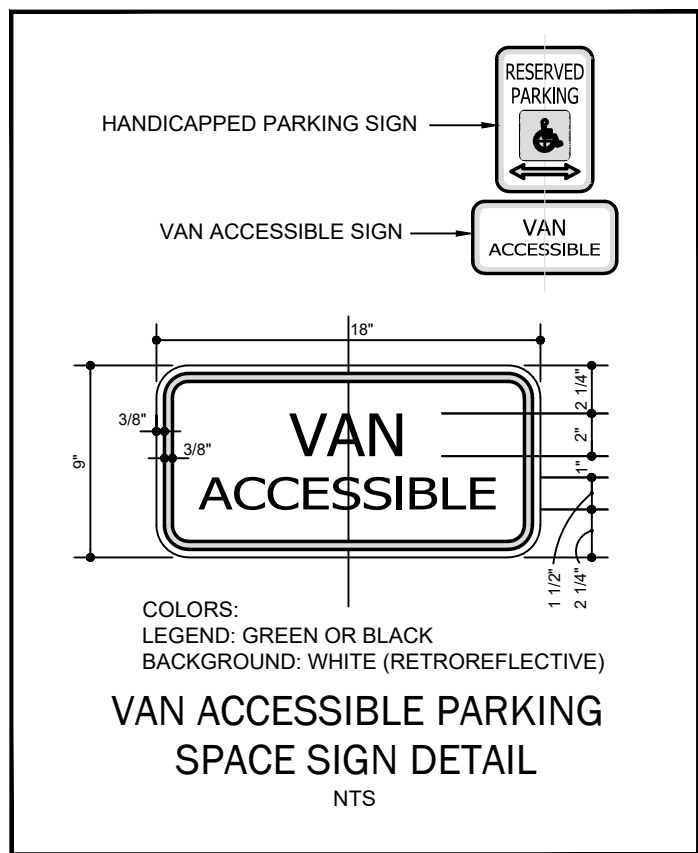
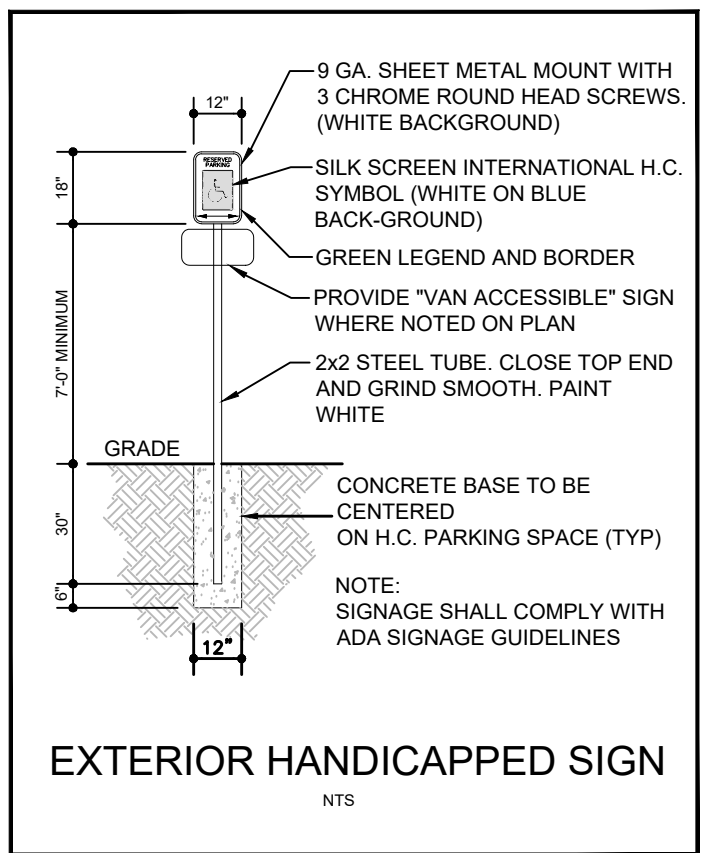
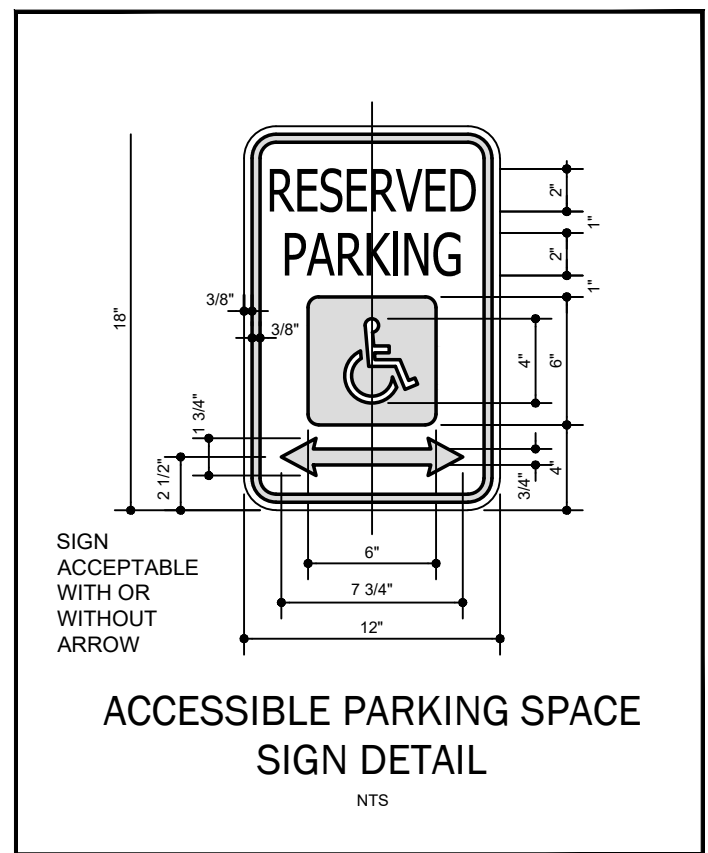
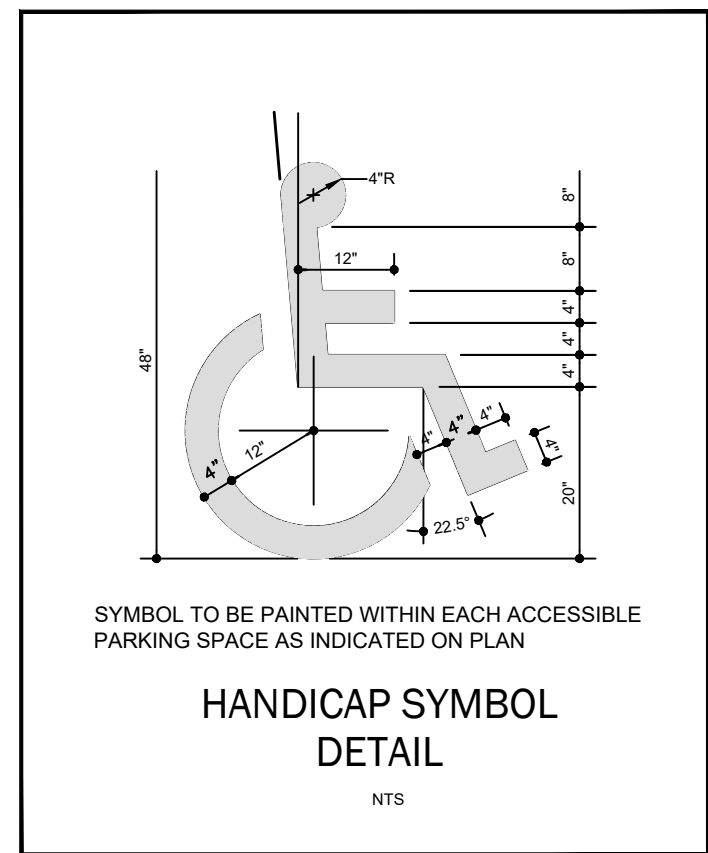
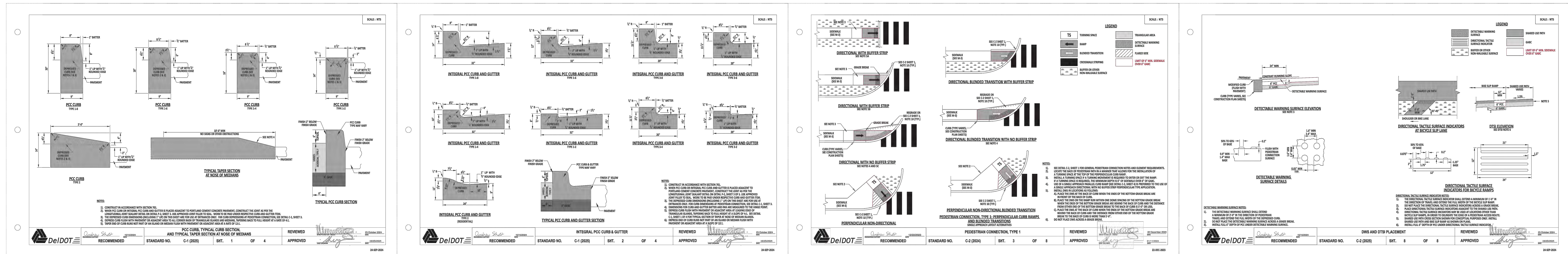
PROPERTY LOCATION: ATLANTIC AVE
FOR: NICK NISTAZOS
BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE

SCALE: 1" = 20'
DATE: 08/03/2026
DRAWN: RHN/RBA
CHECKED: [blank]
PROJECT: S29595

134
12.00
297.00



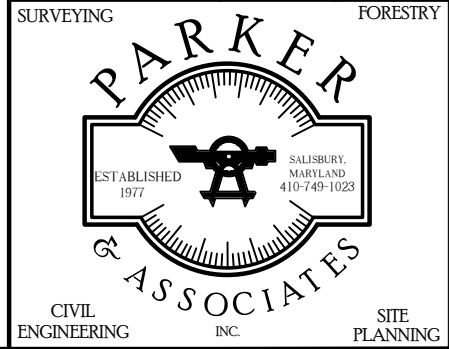
Aug 14, 2026 3:45pm

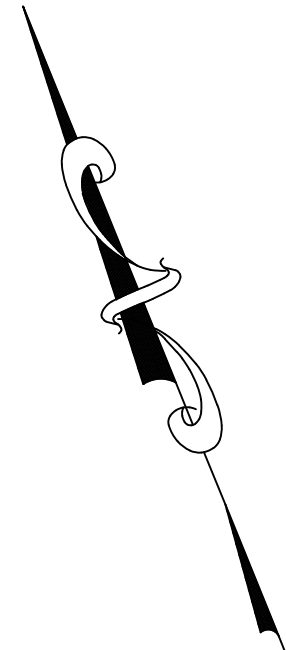


SP-2
NOT TO SCALE

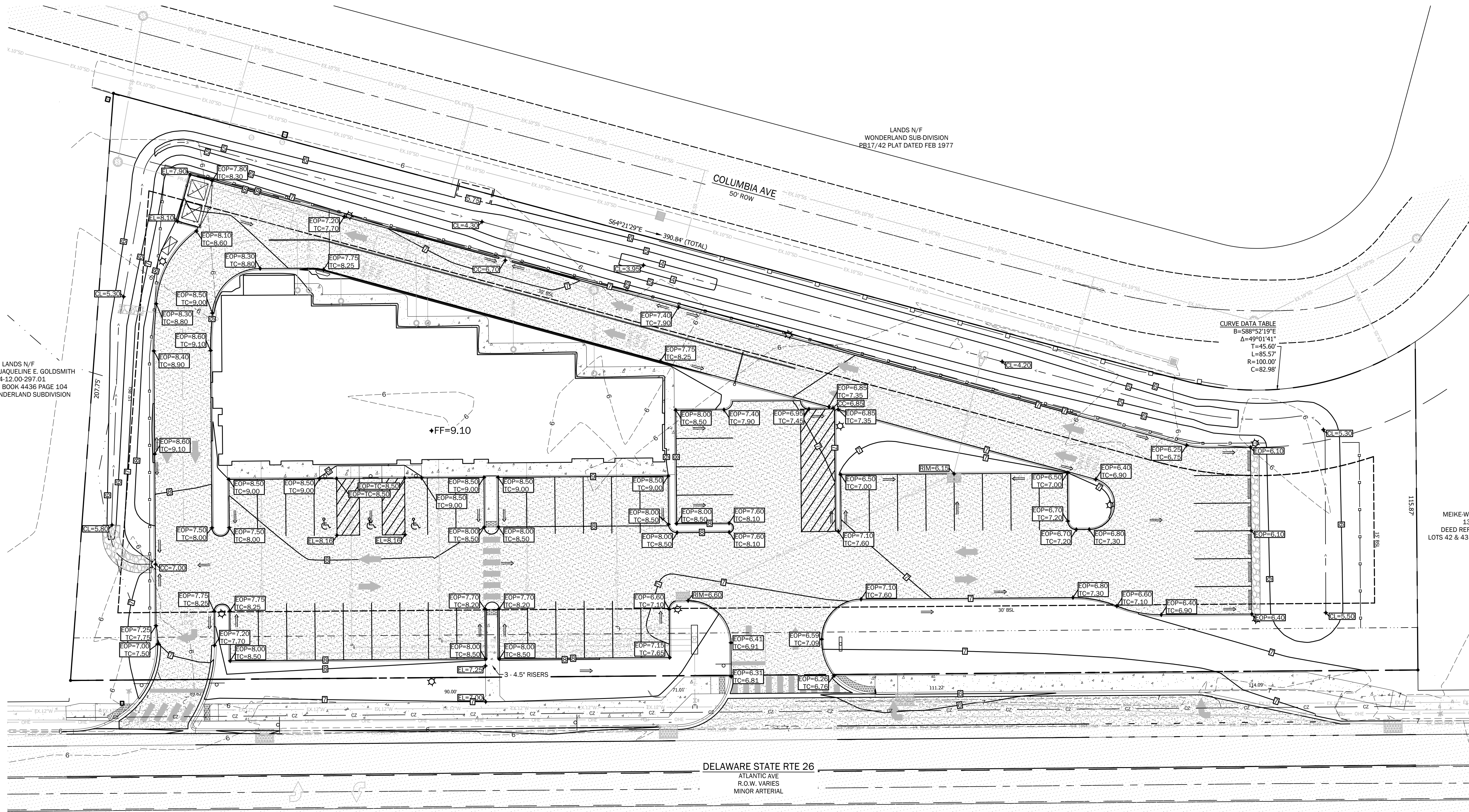
REVISIONS	DATE	BY	REVISION
1	08/07/2026	RLP	REVISED

SITE DETAILS
SHOPPING CENTER - OCEAN VIEW, DE
PROPERTY LOCATION: ATLANTIC AVE
FOR: NICK NISTAZOS
BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE
DATE: 08/03/2026
SCALE: NTS
SHEET: 134
PROJECT: S2595
297.00





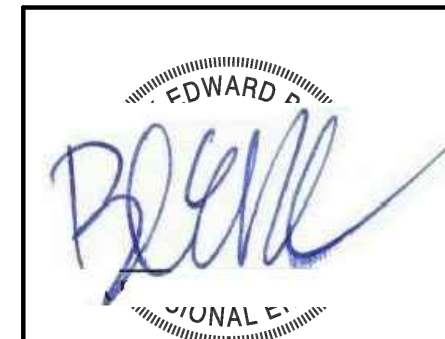
LANDS N/F
PHILLIP D. & JACQUELINE E. GOLDSMITH
134-12.00-297.01
DEED REF. BOOK 4436 PAGE 104
LOT 36 WONDERLAND SUBDIVISION



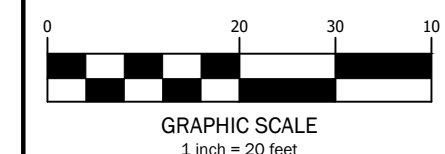
DELAWARE STATE RTE 26
ATLANTIC AVE
R.O.W. VARIES
MINOR ARTERIAL

LANDS N/F
NGUYEN REAL LLC
134-12.00-428.01
DEED REF. BOOK 6240 PAGE 348

LANDS N/F
MEIKIEWANG INVESTMENTS LLC
134-12.00-298.00
DEED REF. BOOK 6158 PAGE 316
LOTS 42 & 43 WONDERLAND SUBDIVISION

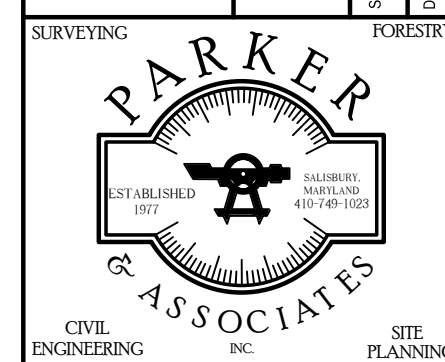


GP-1

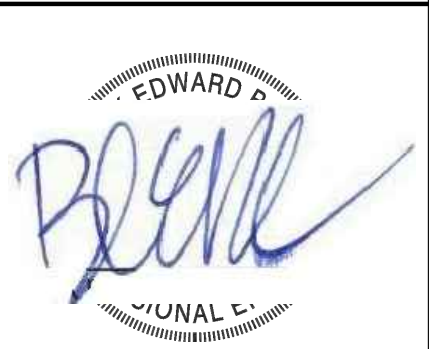
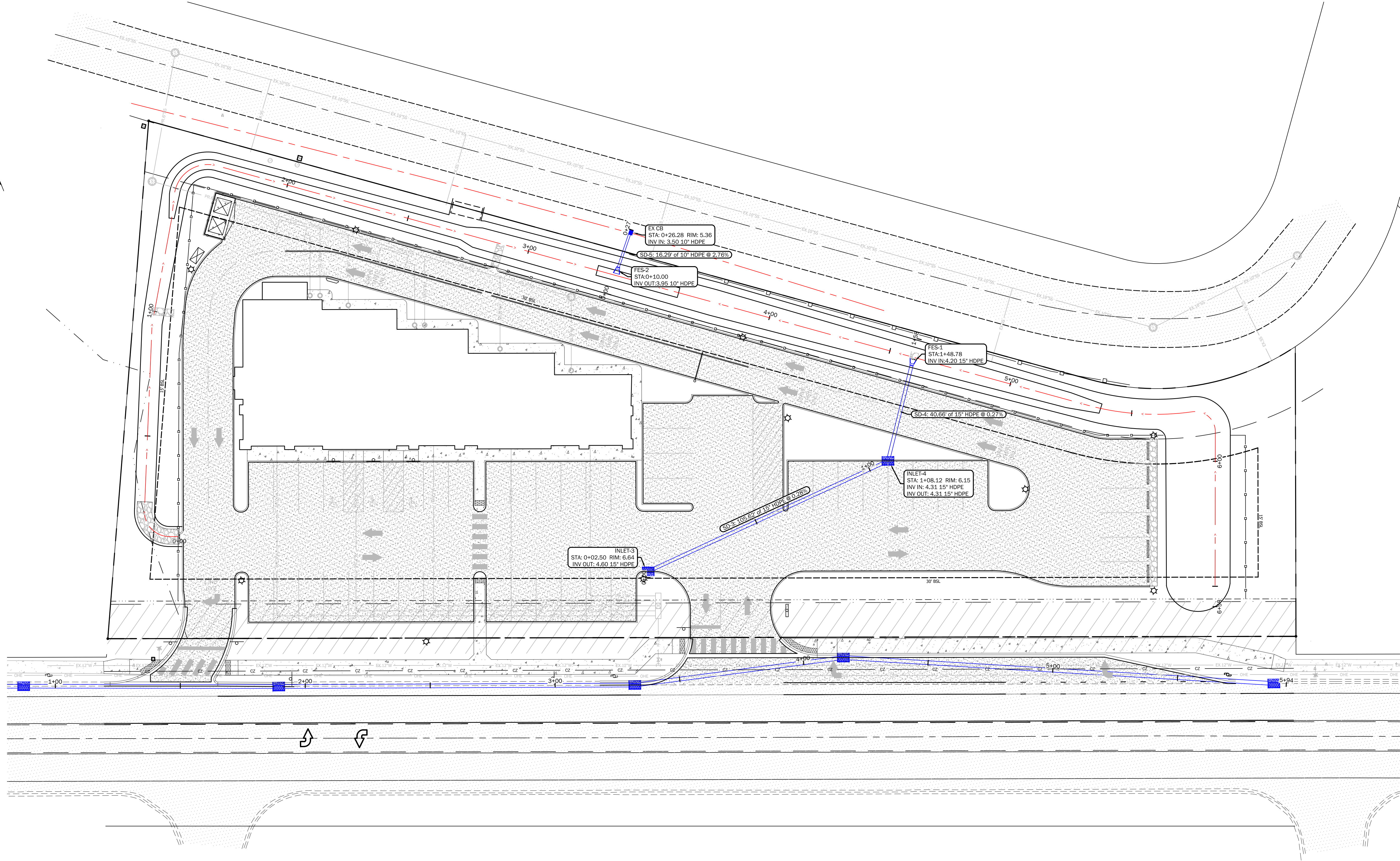
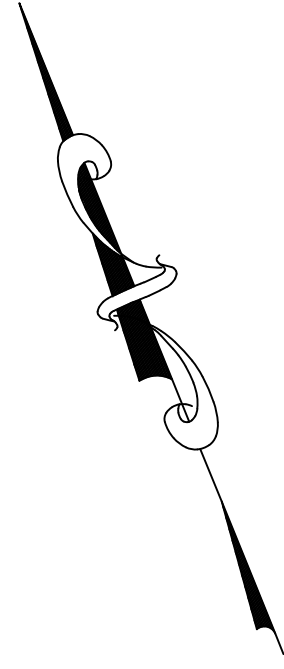


REVISIONS	DATE	BY	APP.
	08/07/2026	RJP	

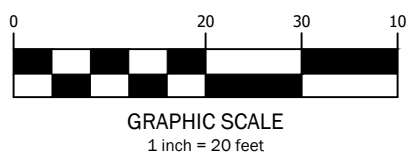
GRADING PLAN SHOPPING CENTER - OCEAN VIEW, DE	PROPERTY LOCATION: ATLANTIC AVE			SHEET NO. 12.00	
	FOR: NICK NISTAZOS			SHEET NO. 134	
	BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE			SHEET NO. 297.00	
	DATE 08/03/2026			PROJECT: S2995	
SCALE: 1" = 20'		DATE 08/03/2026		PROJECT: S2995	
DWG FILE: S2995.PS GRADING.DWG		DATE 08/03/2026		PROJECT: S2995	



Aug 14, 2026 3:45pm



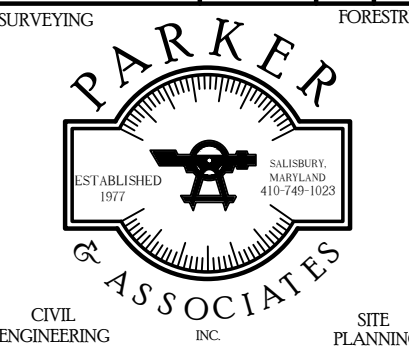
SD-1



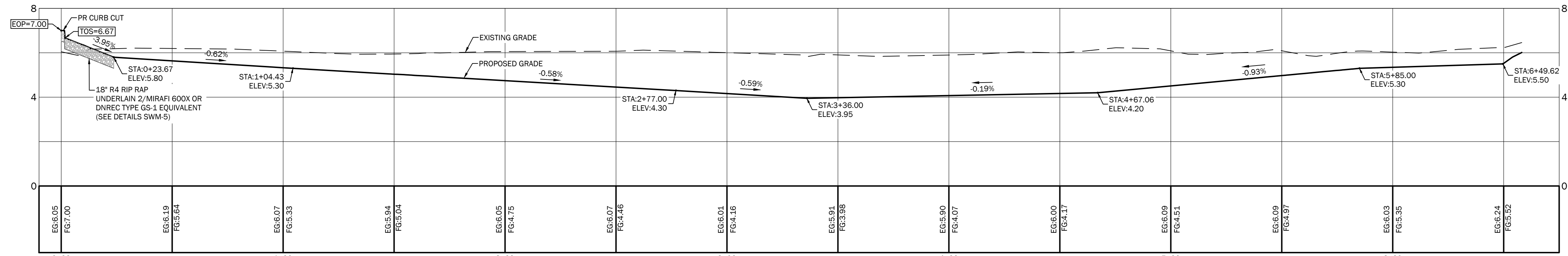
REVISIONS		DATE	BY	PROJECT
1	DATE	08/07/2026	RJR	S2955

STORM DRAIN PLAN
SHOPPING CENTER - OCEAN VIEW, DE

PROPERTY LOCATION: ATLANTIC AVE
FOR: NICK NISTAZOS
BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE

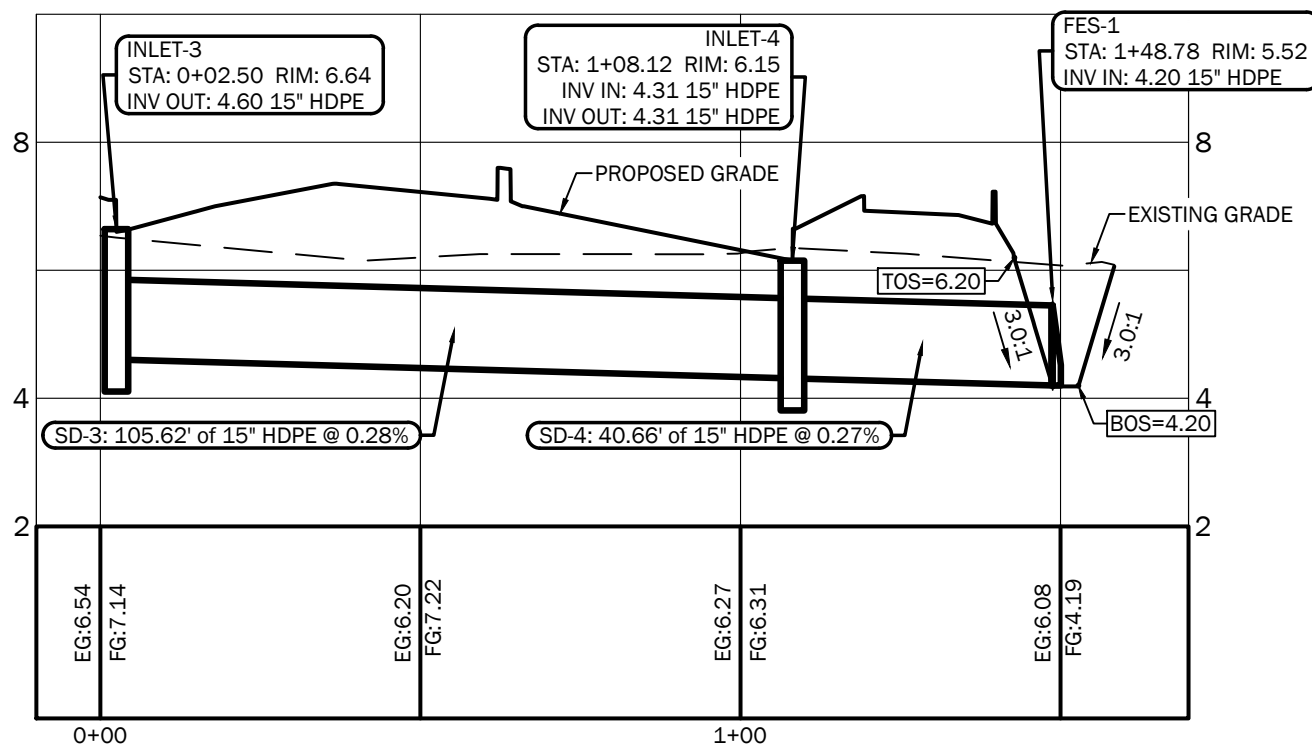


Aug 14, 2026 3:49pm



STORMWATER MANAGEMENT SWALE

H: 1"=30'
V: 1"=3'

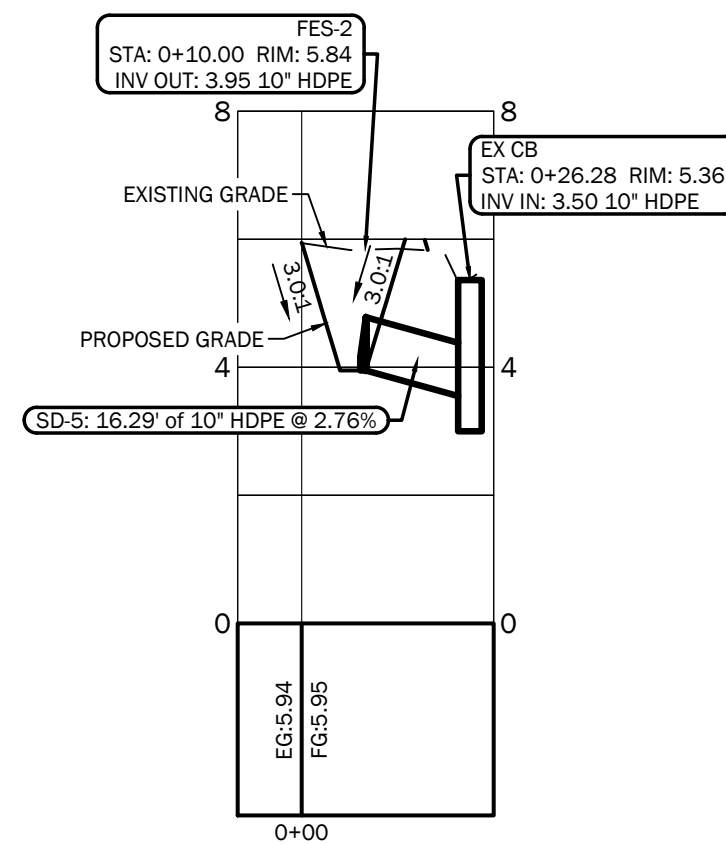


INLET-2 TO FES-1

H: 1"=30'
V: 1"=3'

STORM DRAIN STRUCTURE SCHEDULE				
Structure	Rim	Description	Incoming Pipes	Outgoing Pipes
FES-1	RIM = 5.52		SD-4 (15" HDPE) INV IN = 4.20	
INLET-3	RIM = 6.64	34" x 24" INLET TYPE 1 FRAME & GRATE TYPE C TOP UNIT		SD-3 (15" HDPE) INV OUT = 4.60
INLET-4	RIM = 6.15	34" x 24" INLET TYPE 1 FRAME & GRATE TYPE C TOP UNIT	SD-3 (15" HDPE) INV IN = 4.31	SD-4 (15" HDPE) INV OUT = 4.31

STORM DRAIN PIPE SCHEDULE						
Name	Size	Length	Slope	Material	Start Structure	End Structure
SD-3	15"	105.62'	0.28%	HDPE	INLET-3 (INV.4.60)	INLET-4 (INV.4.31)
SD-4	15"	40.66'	0.27%	HDPE	INLET-4 (INV.4.31)	FES-1 (INV.4.20)

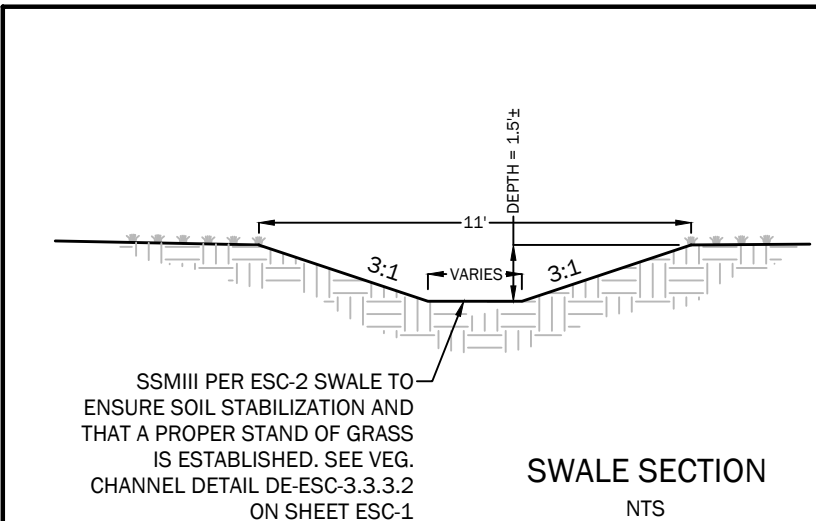
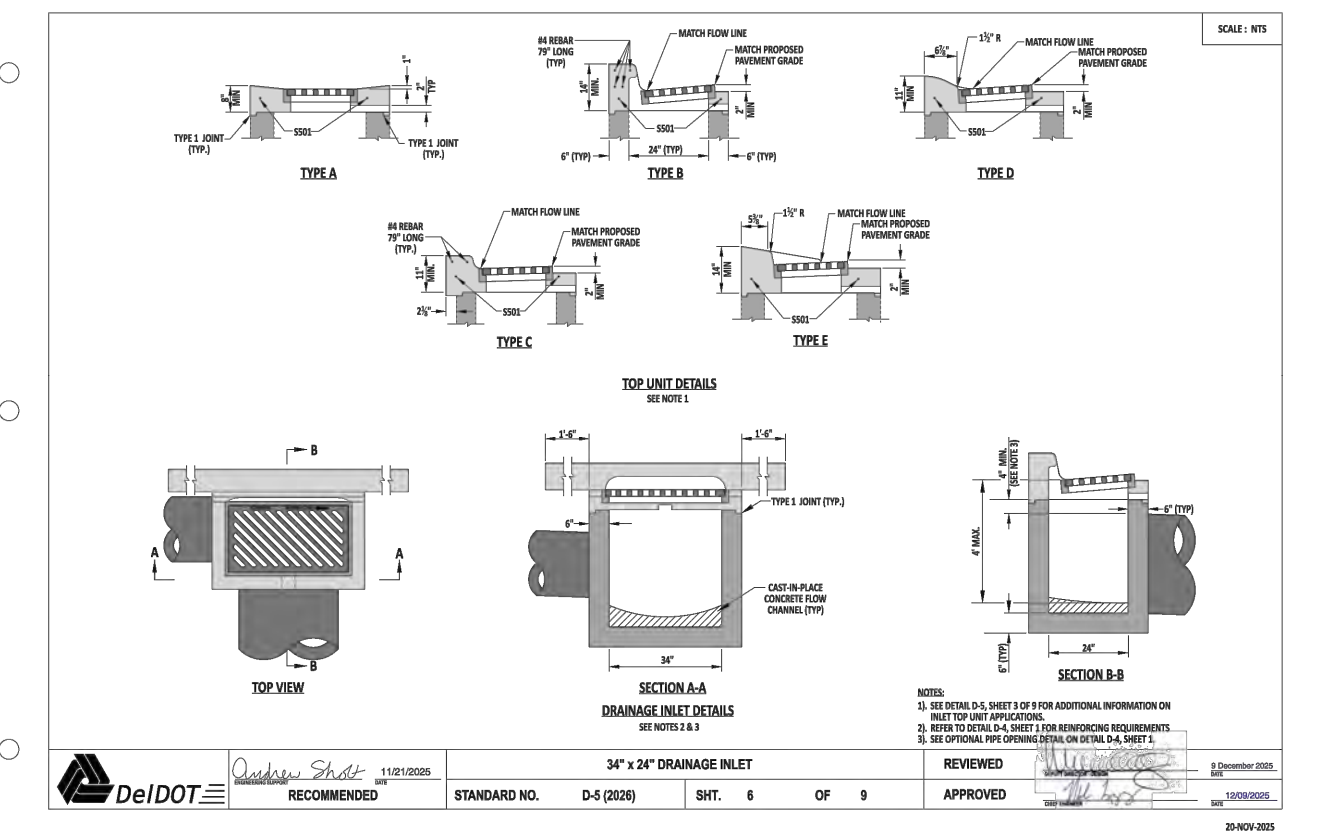
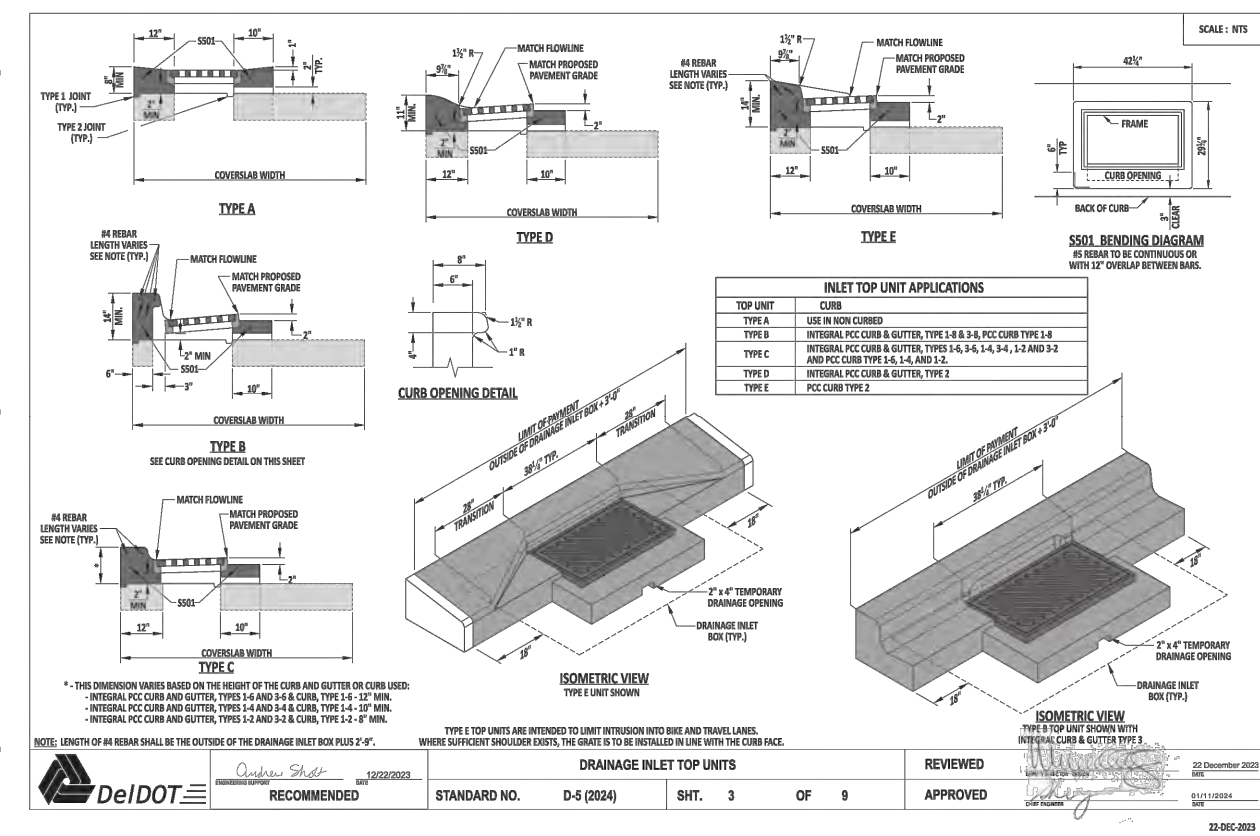
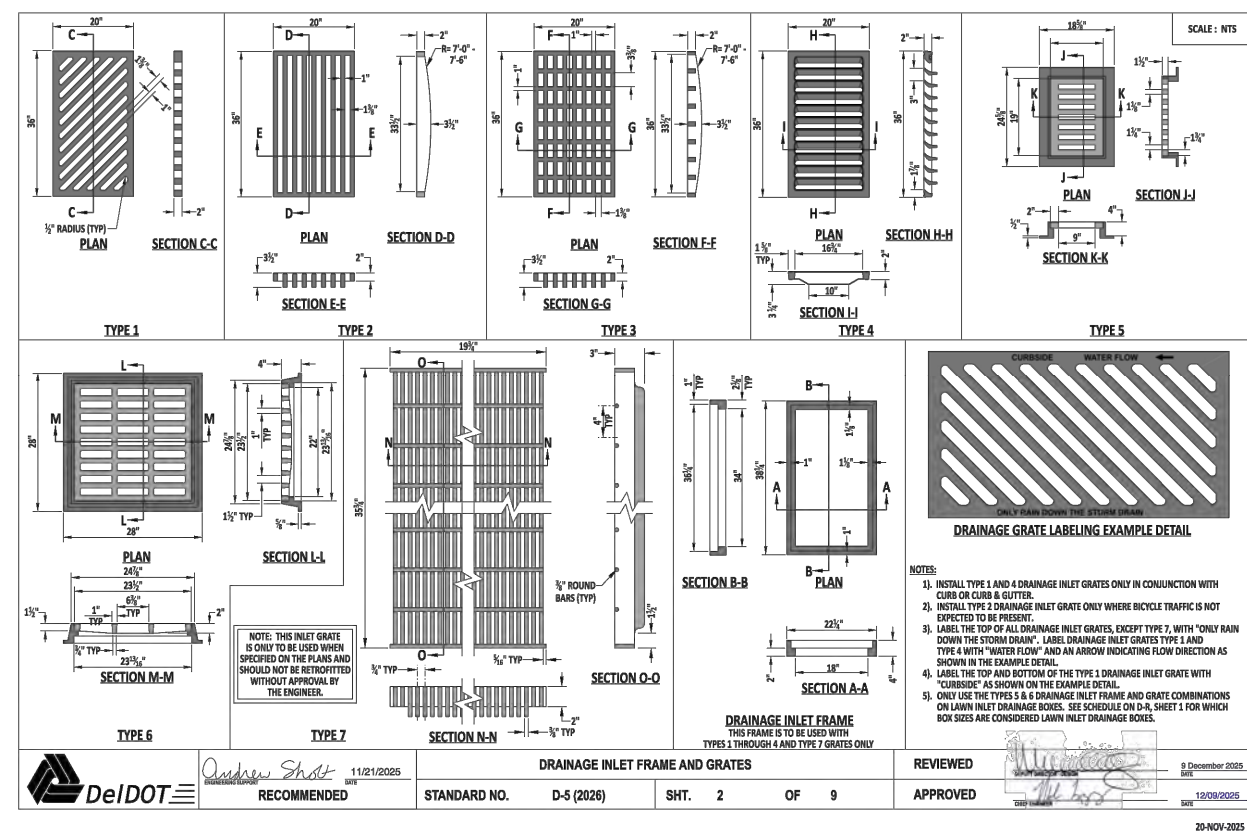
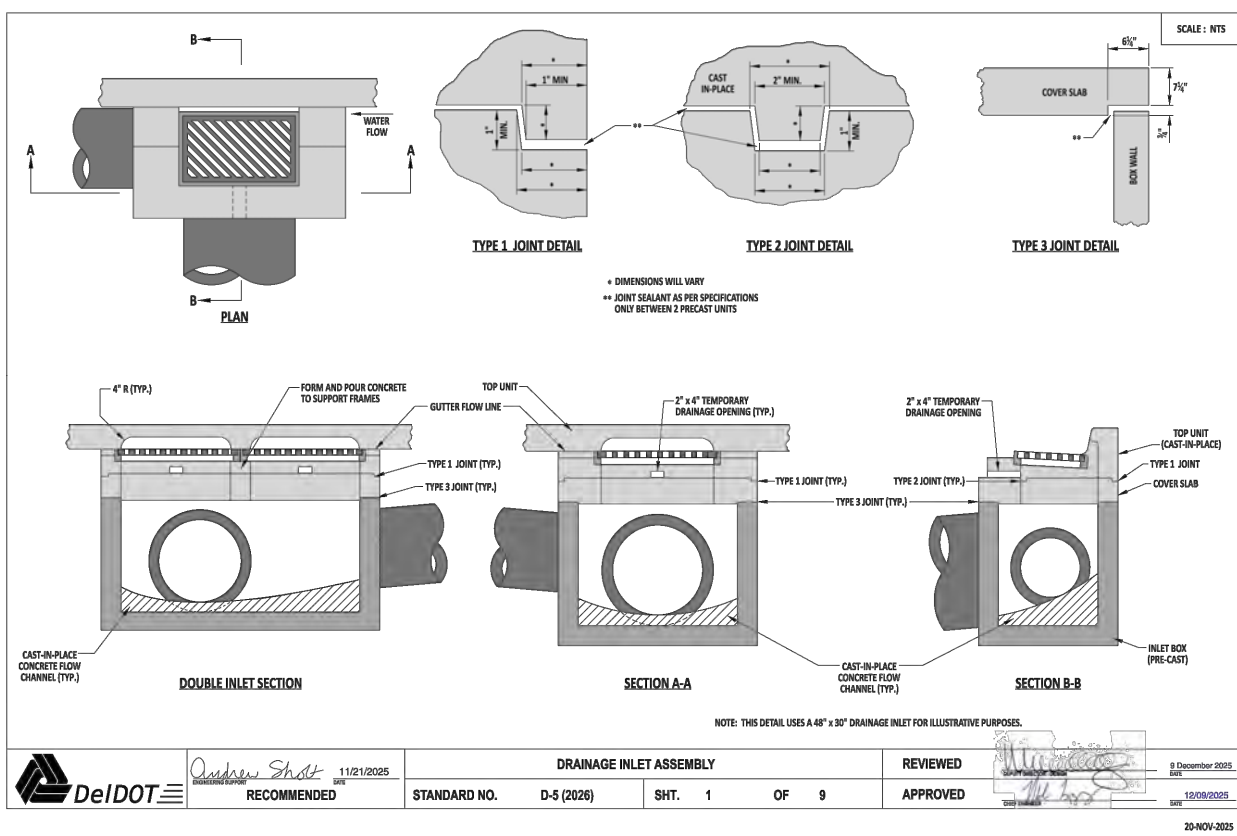


SD-7 TO EX CB

H: 1"=30'
V: 1"=3'

STORM DRAIN STRUCTURE SCHEDULE				
Structure	Rim	Description	Incoming Pipes	Outgoing Pipes
EX CB	RIM = 5.36		SD-5 (10" HDPE) INV IN = 3.50	
FES-2	RIM = 5.84			SD-5 (10" HDPE) INV OUT = 3.95

STORM DRAIN PIPE SCHEDULE						
Name	Size	Length	Slope	Material	Start Structure	End Structure
SD-5	10"	16.29'	2.76%	HDPE	FES-2 (INV.3.95)	EX CB (INV.3.50)

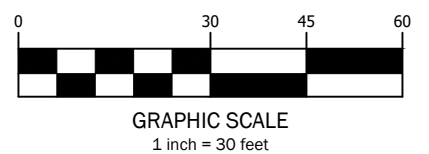


MAINTENANCE CRITERIA:

- FOR GRASSED SWALES, REGULAR MOWING (AT LEAST BI-ANNUALLY) IS CRITICAL IN ORDER TO REDUCE COMPETITION FROM WEEDS AND IRRIGATION MAY BE NEEDED DURING DRY WEATHER TO ESTABLISH VEGETATION. SPARSELY VEGETATED AREAS NEED TO BE RE-SEED TO MAINTAIN DENSE COVERAGE.
- IF WATER DOES NOT DRAIN WITHIN 48 HOURS, THE BOTTOM SOIL SHOULD BE TILLED AND REVEGETATED.
- INSPECTIONS SHOULD BE PERFORMED ONCE A YEAR TO ASSESS SLOPE INTEGRITY, VEGETATIVE HEALTH, SOIL STABILITY, COMPACTION, EROSION, PONDING, AND SEDIMENTATION. PERIODIC REMOVAL OF SEDIMENT LITTER, OR OBSTRUCTIONS SHOULD BE DONE AS NEEDED. ERODED SIDE SLOPES AND THE SWALE BOTTOM SHOULD BE REPAIRED AND STABILIZED WHERE NEEDED.



SD-2

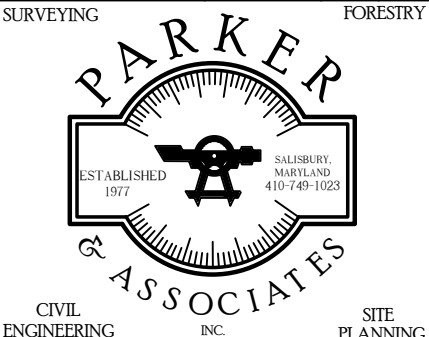


REVISIONS		DATE	BY	APP
1	08/07/2026	1		
2		2		
3		3		
4		4		
5		5		
6		6		
7		7		
8		8		
9		9		
10		10		

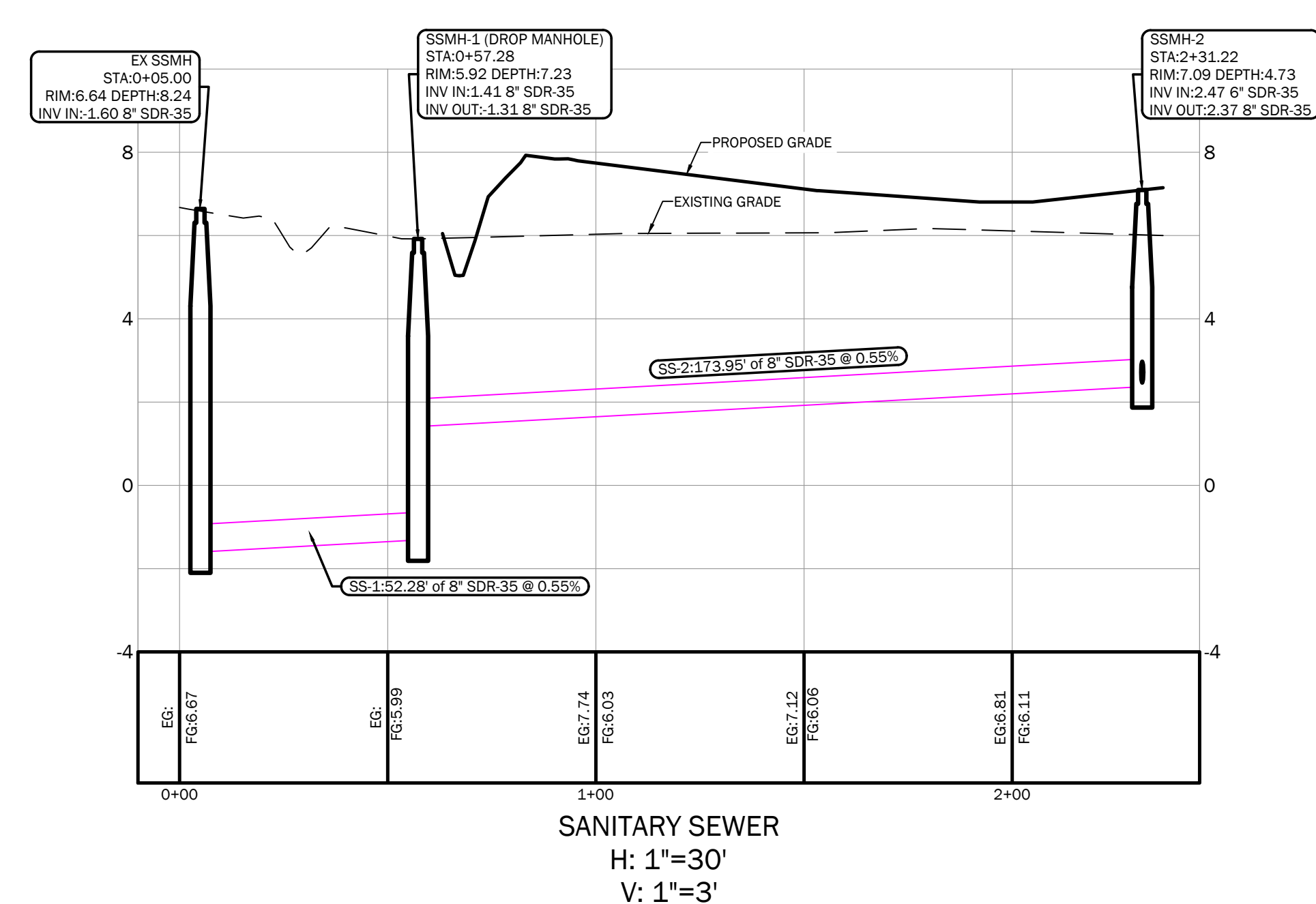
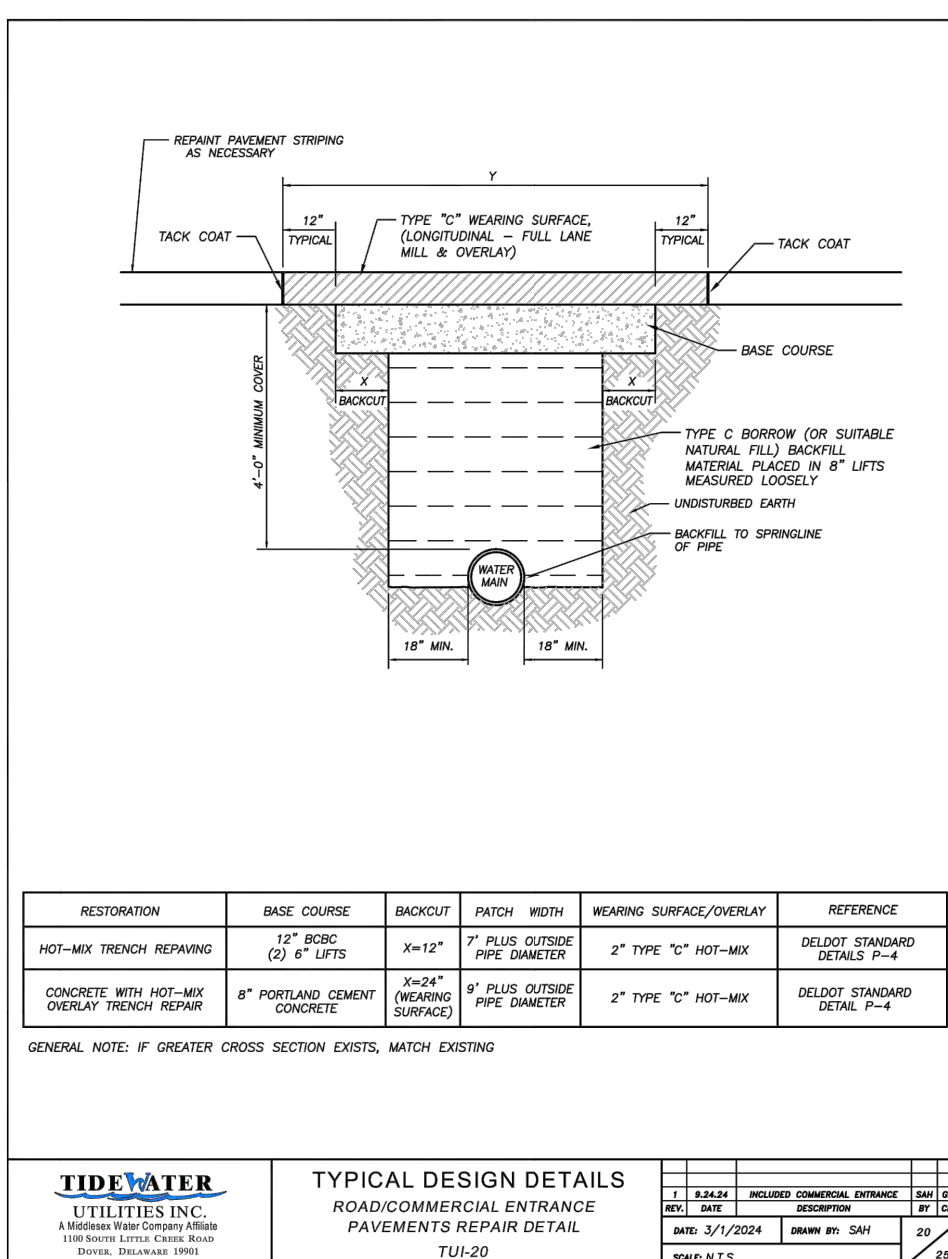
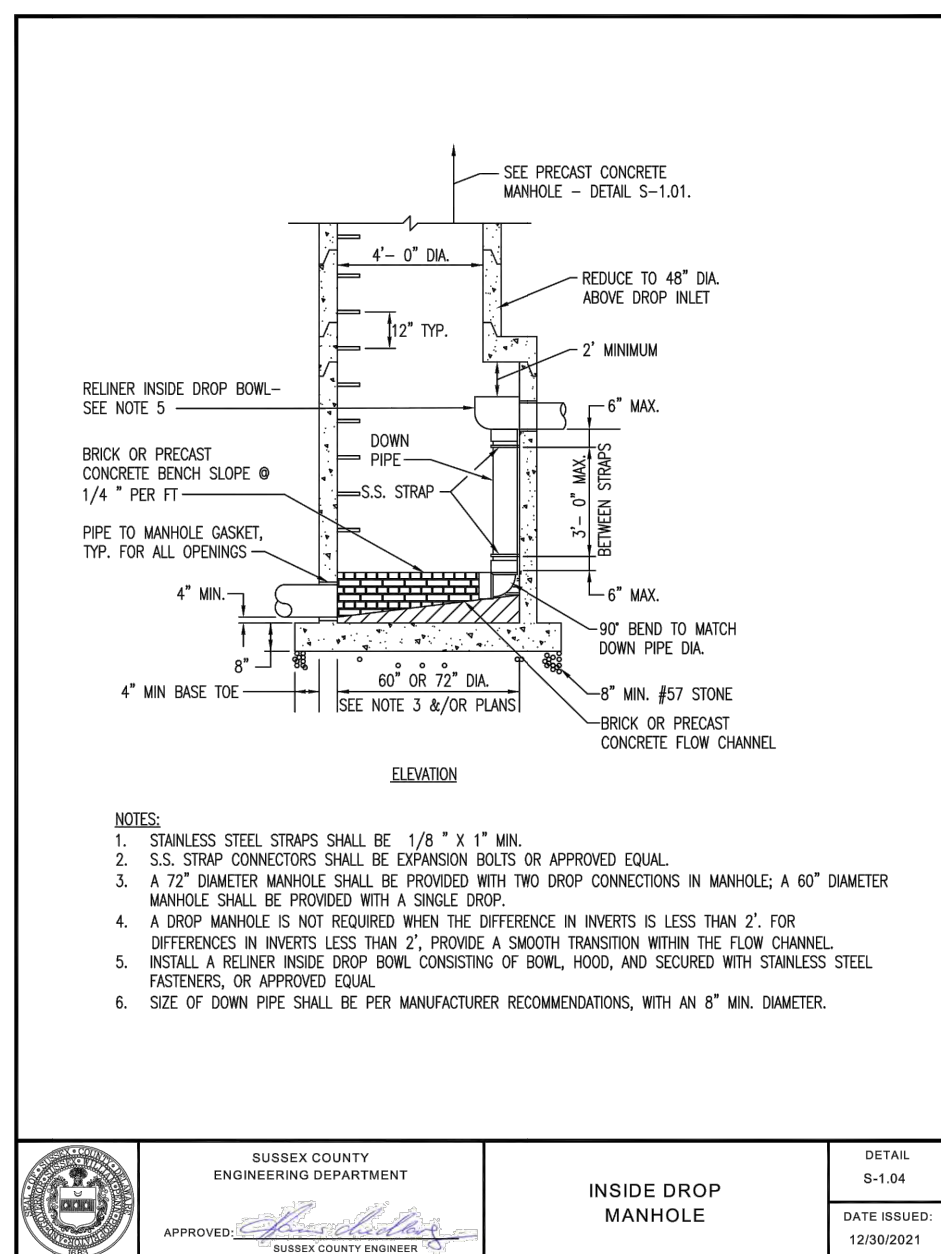
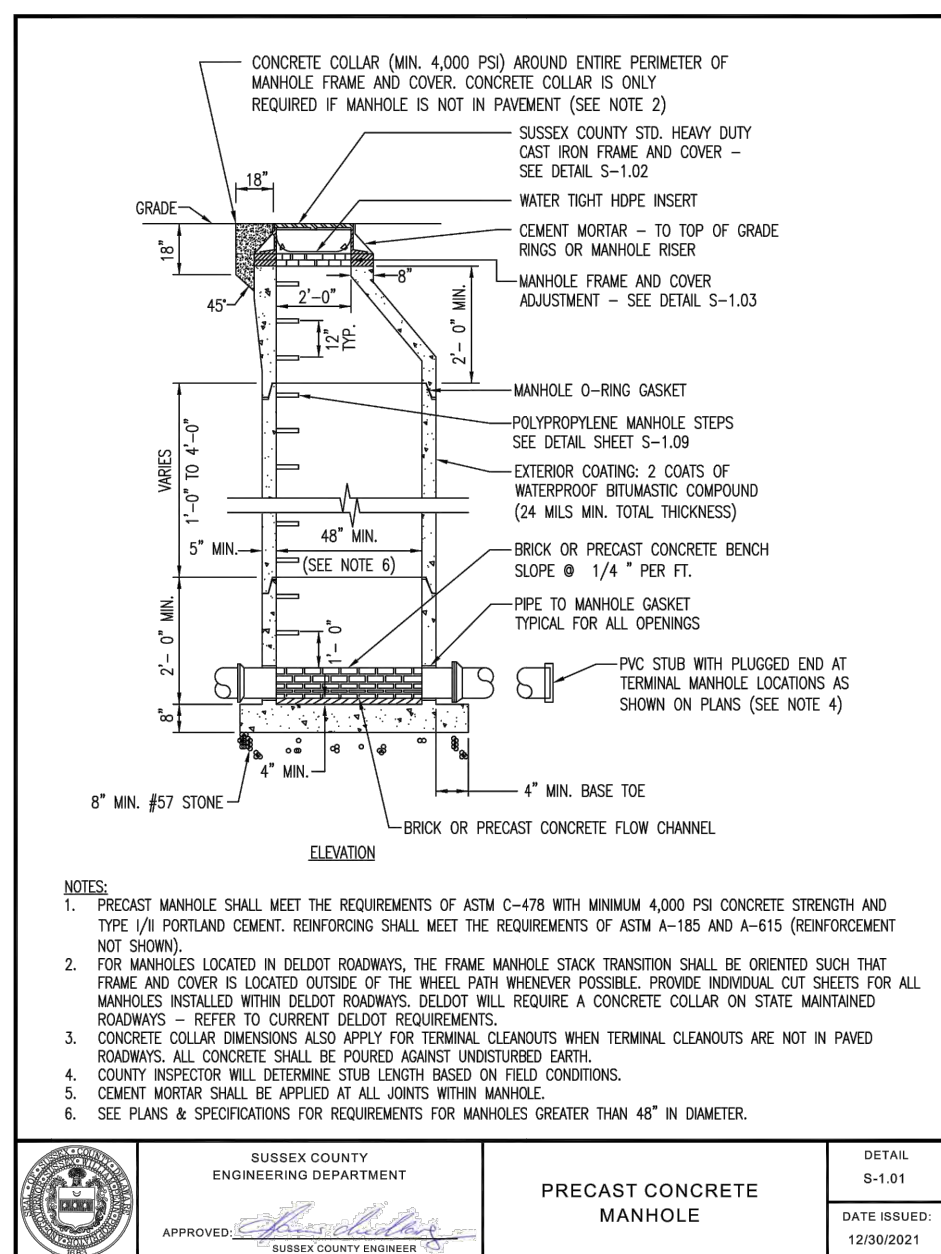
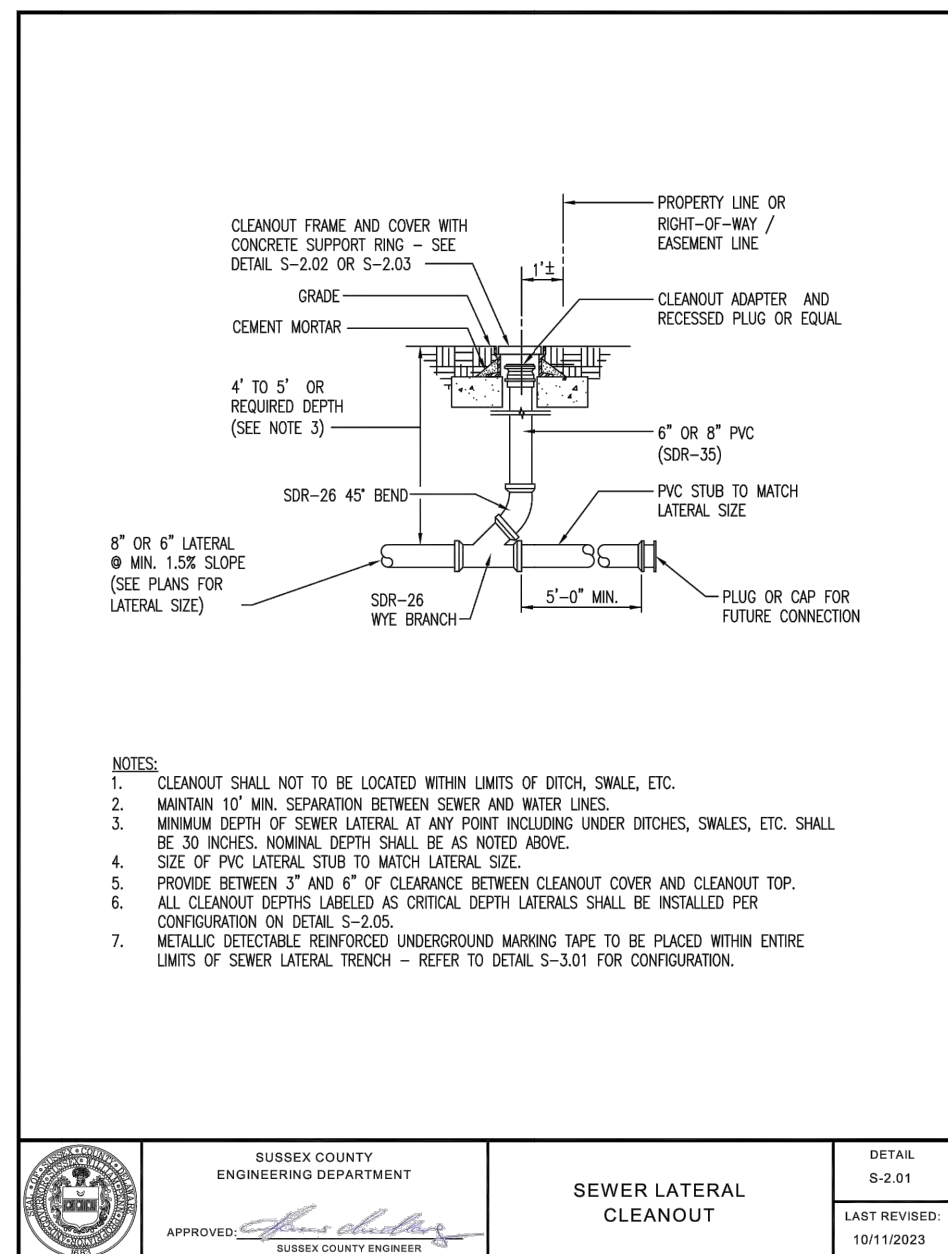
STORM DRAIN PROFILES & SCHEDULE
SHOPPING CENTER - OCEAN VIEW, DE

PROPERTY LOCATION: ATLANTIC AVE
FOR: NICK NISTAZOS
BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE

DATE	BY	APP	DATE	BY	APP
08/07/2026	1		08/03/2026	1	
	2			2	
	3			3	
	4			4	
	5			5	
	6			6	
	7			7	
	8			8	
	9			9	
	10			10	



Aug 14, 2026 3:45pm



SANITARY PIPE SCHEDULE						
Name	Size	Length	Slope	Material	Start Structure	End Structure
SS-1	8"	52.28'	0.55%	SDR-35	SSMH-1 (DROP MANHOLE) (INV:-1.31)	EX SSMH (INV:-1.60)
SS-2	8"	173.95'	0.55%	SDR-35	SSMH-2 (INV:2.37)	SSMH-1 (DROP MANHOLE) (INV:-1.41)

SANITARY PIPE SCHEDULE						
Name	Size	Length	Slope	Material	Start Structure	End Structure
SS-1	8"	52.28'	0.55%	SDR-35	SSMH-1 (DROP MANHOLE) (INV:-1.31)	EX SSMH (INV:-1.60)
SS-2	8"	173.95'	0.55%	SDR-35	SSMH-2 (INV:2.37)	SSMH-1 (DROP MANHOLE) (INV:-1.41)

UT-2
AS NOTED

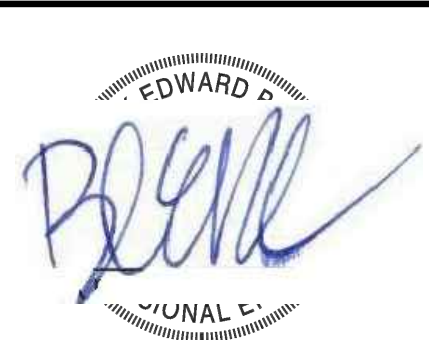
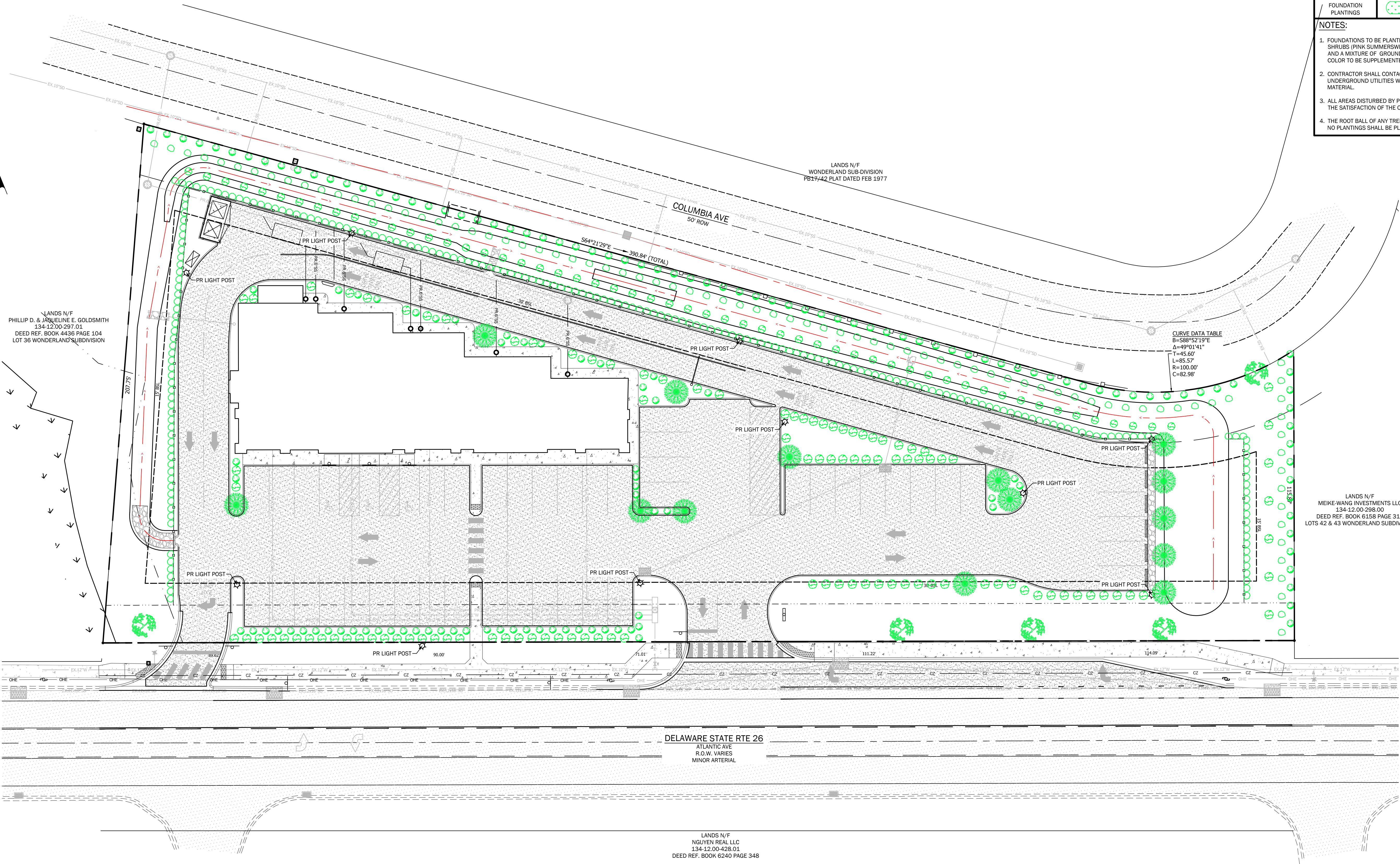
[illegible]

UTILITY PROFILES & DETAILS

STATUS NOTED	DRAFTSMAN	RNH/RBA	DATE	TAX MAP	GRID	12.00
			08/03/2026	134		
PAGE 2						297.00

LANDSCAPE LEGEND				
TYPE	SYMBOLS	NAME & SPECIES	SIZE/CALIPER	QUANTITY
CANOPY TREE		RED MAPLE (OR SIMILAR)	3" CALIPER	5
FLOWERING TREE		NATCHEZ GRAPE MYRTLE (OR SIMILAR)	4" TALL/1" DIA. MIN.	14
EVERGREEN SHRUBS		NORTHERN INKBERRY (OR SIMILAR)	24" CONT	196
DECIDUOUS SHRUBS		KNOCK OUT ROSES (OR SIMILAR)	24" CONT	172
GROUND COVERS		FOUNTAIN GRASS (OR SIMILAR)	#1 CONT	218
FOUNDATION PLANTINGS		SEE NOTE #1	3 GAL	N/A

- NOTES:
- FOUNDATIONS TO BE PLANTED AND CONSIST OF A MIXTURE OF DECIDUOUS AND EVERGREEN SHRUBS (PINK SUMMERSWEET, BURNING BUSH, HYPERICUM, SPIRAEA, AZALEAS, AND JUNIPERS) AND A MIXTURE OF GROUND COVERS AND PERENNIALS (JUNIPERS AND FLOWERS, WITH ANNUAL COLOR TO BE SUPPLEMENTED WHERE APPLICABLE).
 - CONTRACTOR SHALL CONTACT 'MISS UTILITY' AND SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES WITHIN THE PROJECT AREA PRIOR TO INSTALLATION OF PLANT MATERIAL.
 - ALL AREAS DISTURBED BY PLANTING OPERATIONS SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE OWNER'S REPRESENTATIVE.
 - THE ROOT BALL OF ANY TREE SHALL NOT BE PLANTED WITHIN 10' OF ANY WATER OR SEWER LINE. NO PLANTINGS SHALL BE PLANTED DIRECTLY ON TOP OF ANY UTILITY.



LS-1

GRAPHIC SCALE
1 inch = 20 feet

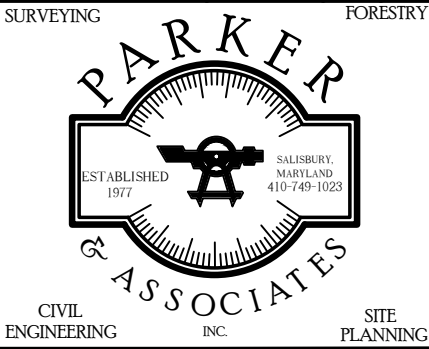
REVISIONS	DATE	BY	REVISION
1	08/03/2026	BLUM	ISSUED FOR PERMIT

LANDSCAPE & LIGHTING PLAN
SHOPPING CENTER - OCEAN VIEW, DE

PROPERTY LOCATION: ATLANTIC AVE
FOR: NICK NISTAZOS
BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE

DATE: 08/03/2026
DRAWN BY: RHH/REA
SCALE: 1" = 20'

PROJECT: S2955
SHEET: 134
TOTAL SHEETS: 134
TOTAL PRICE: 297.00



Aug 14, 2026 3:50pm

